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FILE REVIEW
INFORMATION

December 28, 1998

Mr. Scott Barde
Owens Mortgage Investment Fund
2221 Olympic Boulevard
Walnut Creek, CA 94595

Mr. Mark Lafferty
Chevron Products USA
P.O. Box 5004
San Ramon, CA 94583-0804

Dear Messrs. Barde and Lafferty:

Subject: Fuel Leak Site Case Closure—Chevron No. 9-0670, 230 North Main Street, Milpitas, CA; Case No. 03-096

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Santa Clara Valley Water District is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual petroleum hydrocarbon contamination present in soil and groundwater at this site.

If you have any questions, please call Ms. Donna Mena at the Camden Office, (408) 927-0710, extension 2744. Thank you.

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Special Programs Engineer
Leaking Underground Storage Tank Oversight Program

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

cc: Mr. Chuck Headlee (w/enc)
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Ms. Nancy Commoncho
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

Fire Prevention Bureau
Milpitas Fire Department
455 East Calaveras Boulevard
Milpitas, CA 95035

Mr. Steve Mizera (w/enc)
Division of Clean Water
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

J. Crowley, D. Mena (w/orig enc), Database (w/enc)

DM:lcg:FL9482wq

December 28, 1998

Mr. Scott Barde
Owens Mortgage Investment Fund
2221 Olympic Boulevard
Walnut Creek, CA 94595

Mr. Mark Lafferty
Chevron Products USA
P.O. Box 5004
San Ramon, CA 94583-0804

Dear Messrs. Barde and Lafferty:

Subject: Fuel Leak Site Case Closure—Chevron No. 9-0670, 230 North Main Street, Milpitas, CA; Case No. 03-096

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Special Programs Engineer
Leaking Underground Storage Tank Oversight Program

FL9482wq

Santa Clara Valley Water District

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

I. AGENCY INFORMATION

Date: December 11, 1998

Agency Name: Santa Clara Valley Water District	Address: 5750 Almaden Expressway
City/State/Zip: San Jose, CA 95118	Phone: (408) 265-2600
Responsible Staff Person: Donna L. Mena	Title: Associate Civil Engineer (acting)

II. CASE INFORMATION

Site Facility Name: Chevron No. 9-0670		
Site Facility Address: 230 North Main Street		
RB LUSTIS Case No.: —	Local Case No.: 06S1E06P03f	LOP Case No.: 03-096
URF Filing Date: 05/30/96	SWEEPS No.: —	APN: 028-24-018

Responsible Parties	Addresses	Phone Number
Mr. Scott Barde Owens Mortgage Investment Fund	2221 Olympic Boulevard Walnut Creek, CA 94595	(925) 935-3840
Mr. Mark Lafferty Chevron Products USA	P.O. Box 5004 San Ramon, CA 94583-0804	(925) 842-8953

Tank I.D. No	Size in Gallons	Contents	Closed In-Place/Removed?	Date
1	Unknown	Unknown	Removed	Unknown
2	Unknown	Unknown	Removed	Unknown
Piping			Assumed with tanks	Unknown

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown		
Site characterization complete? Yes	Date Approved By Oversight Agency: —	
Monitoring wells installed? Yes	Number: 4	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 5.55	Lowest Depth: 7.91	Flow Direction: Northwest
Most Sensitive Current Use: Potential drinking water supply.		

Summary of Production Wells in Vicinity: Eight water supply wells were identified within ¼ mile of the site. These wells do not appear to be receptors based upon their location in relation to the site. A description of the wells is as follows:

Two abandoned agricultural wells are located 700 feet southwest of the site in the cross-gradient direction. The size and depth of well 06S01E06N003 and its method of destruction is unknown. Well 06S01E06N002 is 10 inches in diameter and 273 feet deep. Although this well is reported to have been destroyed as part of the Abel Street Extension Project, its method of destruction is unknown.

Domestic well 06S01E07C001 is located 700 feet south-southeast in the upgradient direction. This well is 7 inches in diameter and 236 feet deep. Although this well is reported to have been sealed as part of the Calaveras Road Construction Project, its method of destruction is unknown.

Domestic well 06S01E07C008 is located 1,100 feet southeast of the site in the upgradient direction. The size and depth of this well is unknown. This well is reported to have been capped with a concrete slab and is improperly destroyed.

Agricultural well 06S01E07C002 is located 1,200 feet south of the site in the upgradient direction. The well is 8 inches in diameter and 180 feet deep. This well is reported to have been nailed shut with a board and is improperly destroyed.

Domestic well 06S01E07C003 is located 1,320 feet south of the site in the upgradient direction. The size and depth of this well is unknown. This well is reported to have been sealed with a 7-inch cap welded to the casing and is improperly destroyed.

Domestic well 06S01E07C007 is located 1,100 feet south of the site in the upgradient direction. The size and depth of this well is unknown. This well is improperly destroyed as the casing was reported to have been broken over the well.

Domestic well 06S01E07D002 is located 1,100 feet southwest of the site in the upgradient direction. This well is 6 inches in diameter and 225 feet of 269 feet deep. The method of destruction of this well is unknown.

Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley Groundwater Basin
Is surface water affected? No	Nearest SW Name: Penitencia Creek located approximately 1,000 feet to the west of the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): None identified	
Reports on file? Yes	Where are reports filed? Santa Clara Valley Water District

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	Two of unknown size	Disposal with destination unknown	Not reported
Piping	Not reported	Assumed with tanks	Not reported
Free Product	None reported	—	—
Soil	Not reported	—	—
Groundwater	Not reported	—	—
Barrels	Not reported	—	—

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	1,500	1,500	3,200	61	Xylene	9.7	9.7	53	ND
TPH (Diesel)	54	54	580	480	Ethylbenzene	11	11	210	ND
Benzene	2.6	2.6	140	1.2	Unidentified Hydrocarbons	880**	880**	780***	280***
Toluene	9.8	9.8	14	ND	Total Lead	3.7	3.7	<0.05 ppm	—
Other (8080/8270)	ND*	ND*	—	—	MTBE (if not analyzed, explain below)	—	—	11	<2****

*Polychlorinated biphenyl by Environmental Protection Agency (EPA) 8080—nondetect; Polynuclear Aromatic Hydrocarbons by EPA 8270—nondetect.

**Various concentrations up to 880 parts per million (ppm) of unidentified hydrocarbons were detected. A review of the analyses indicates that these compounds comprise the unidentified hydrocarbon: lube oil, gasoline/kerosene, light hydrocarbons, distillate, and diesel No. 2.

***Up to 280 parts per billion (ppb) Total Petroleum Hydrocarbons as Kerosene was detected. Total Petroleum Hydrocarbons as Motor Oil results were <500 ppb.

****Ethanol: <500 ppb; tert-Butyl Alcohol: <100 ppb; Methyl tert-Butyl Ether: <2 ppb; Di-Isopropyl Ether: <2 ppb; Ethyl tert-Butyl Ether <2 ppb; tert-Amyl Methyl Ether: <2 ppb.

Description of Interim Remediation Activities:

Prior to 1920 until the early 1970s—A combination bulk plant and a service station operated at this site. Two underground storage tanks (UST), three aboveground storage tanks (AST), and two dispenser islands were removed from the site on an unknown date. The three ASTs reportedly contained Pearl Oil (kerosene), "Flight," and Standard Gasoline.

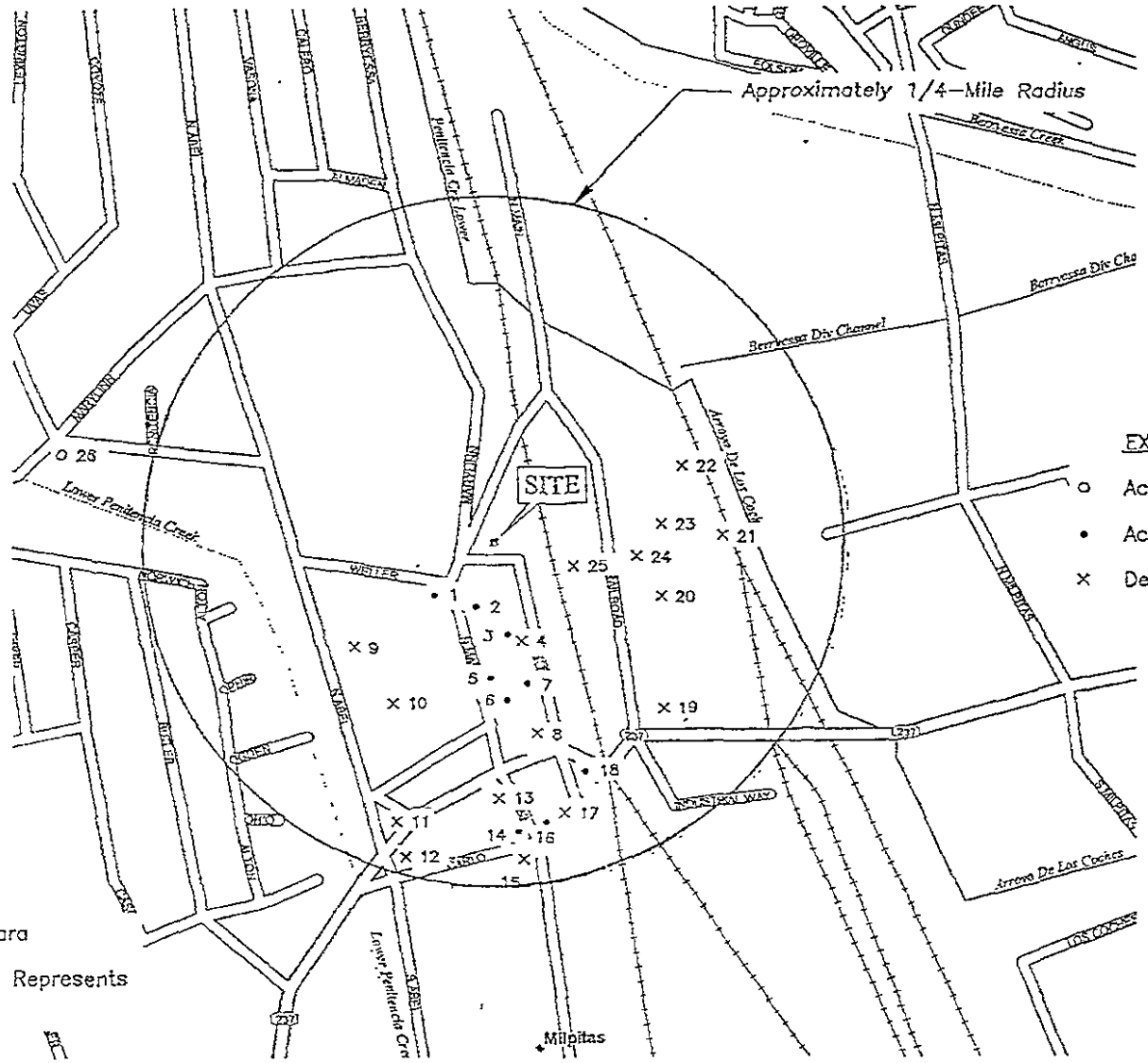
05/96—Soil borings B-1 to B-15 were installed at the site as part of property transaction environmental investigation. An unauthorized release was reported at this site based upon the results of this investigation.

09/96—Monitoring wells MW-1 to MW-4 installed.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Santa Clara Valley Water District staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 4
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

ATTACHMENT 1



Note: Data From Santa Clara Valley Water District (10/28/96); No. 16 Represents 10 Monitoring Wells.

Source: Street Atlas USA, Delorme (1995).

Gettler - Ryan Inc.

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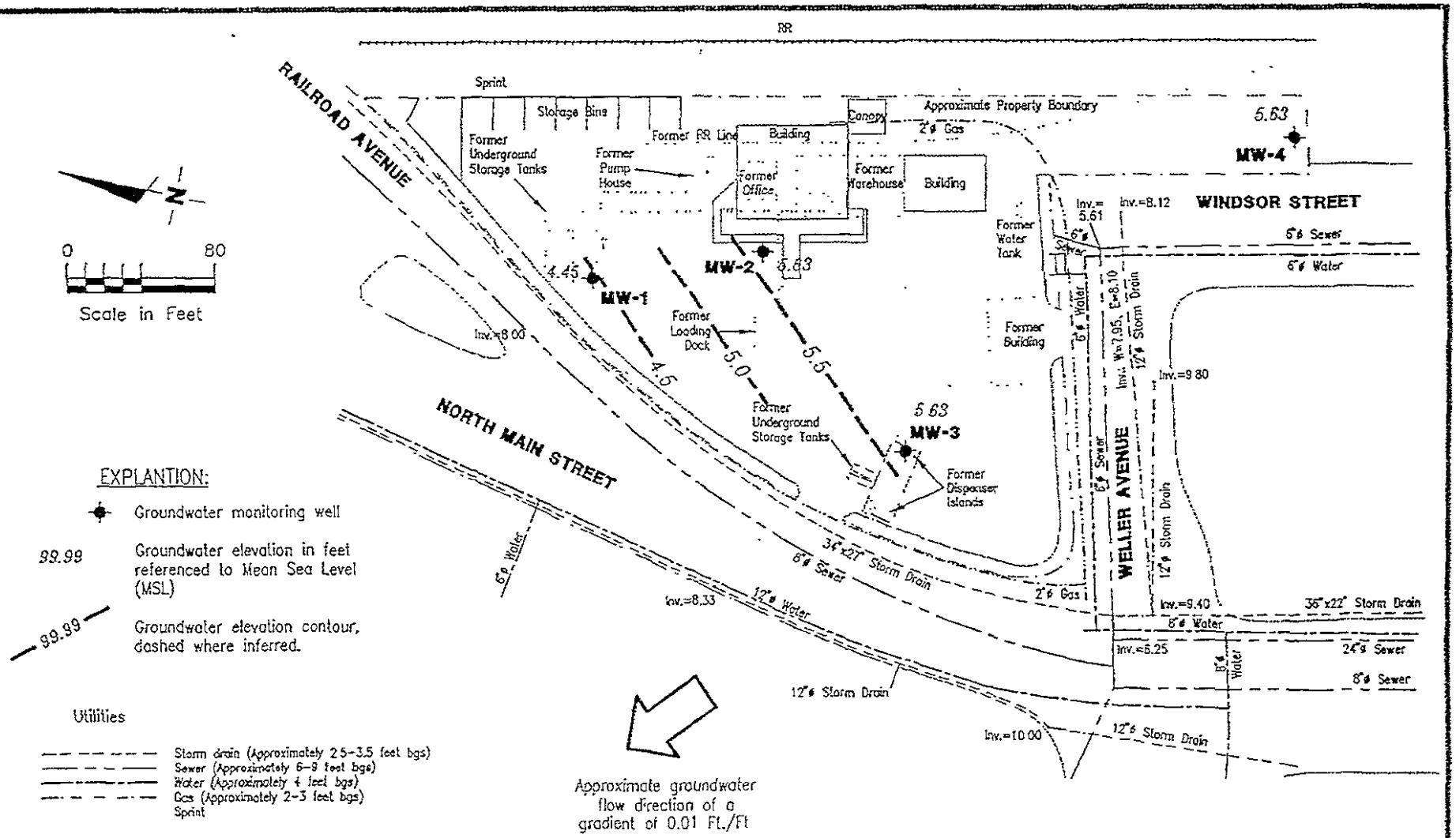
(510) 551-7555

VICINITY MAP
Former Chevron Service Station No. 9-0670
230 N. Main Street
Milpitas, California

FIGURE 1

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE
6318		11/96	

ATTACHMENT 2



Source: Figure Modified from Chevron Map 24660 (dated 9/24/20; revised 2/19/41) and field measurements. Water, sewer, and storm drain data from City of Milpitas Maps. Gas and Sprint from USA markings.

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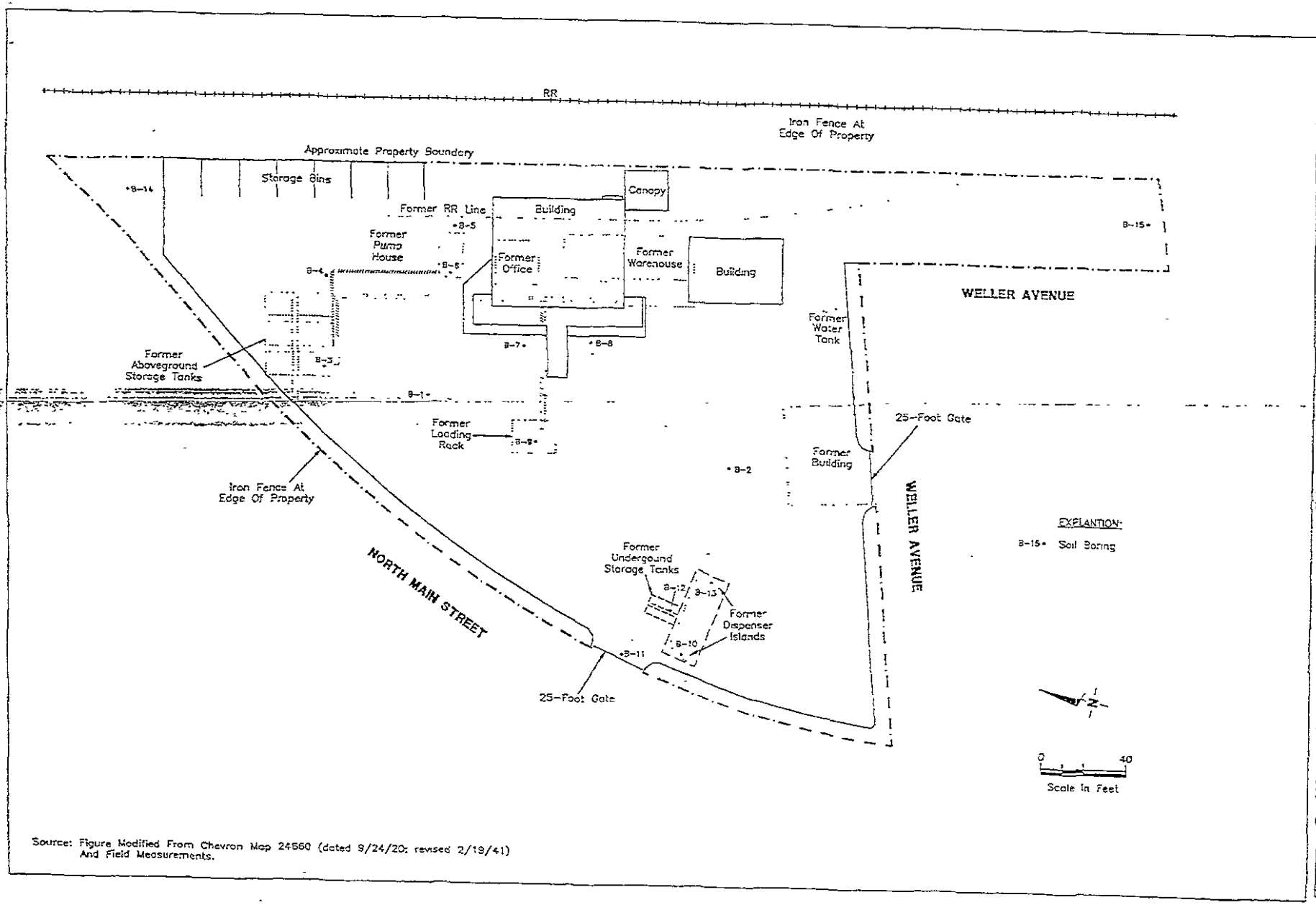
Dublin, CA 94568

POTENTIOMETRIC MAP
Former Chevron Service Station 9-0670
230 North Main Street
Milpitas, California

FIGURE 1

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE
6318		July 31, 1997	

Attachment 3



Source: Figure Modified From Chevron Map 24560 (dated 9/24/20; revised 2/19/41) And Field Measurements.

FIGURE 2

SITE PLAN
Former Chevron Service Station No. 9-0870
230 N. Main Street
Milpitas, California

DATE 5/96

REVISED DATE

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JOB NUMBER

TABLE 1. SOIL CHEMICAL ANALYTICAL DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Sample ID	Sample Depth (feet)	Date Collected	TPHg (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Xylenes (ppm)	TPHd (ppm)	TPHlo (ppm)	Unidentified Hydrocarbons (ppm)	Total Lead (ppm)
Boring B-1											
B1-4.5a,b	4.5	5/15/96	<1.0	<0.0050	0.0072	<0.0050	<0.0050	<1.0	<2.0	2.5[8]	na
B1-10a,b	10	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.2[9]	na
Boring B-2											
B2-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	<1.0	na
B2-11c,d	11	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	2.3[10]	na
Boring B-3											
B3-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	9.3[11]	na
B3-10a,b	10	5/15/96	110[1]	<0.25	0.33	0.40	<0.25	<5.0	<10.0	35[12]	2.6
B3-16a,b[35]	16	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	2.1[9]	na
Boring B-4											
B4-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	7.0[11]	na
B4-10a,b	10	5/15/96	16[2]	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	6.6[15]	na
Boring B-5											
B5-5a,b	5	5/15/96	1.0[2]	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	2.0[11]	na
B5-10a,b[37]	10	5/15/96	870[3]	1.1	<0.25	2.5	<0.25	<20	<40	110[16]	<2.5
B5-14a,b	14	5/15/96	400[3]	2.2	<0.25	2.7	2.7	<1.0	<2.0	19[17]	na
Boring B-6											
B6-4.5a,b	4.5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.7[11]	na
B6-10a,b	10	5/15/96	140[4]	<0.025	0.20[1]	0.083	0.36	<20	<40	150[16]	<2.5
B6-14a,b	14	5/15/96	91[3]	<0.1	<0.1	0.13	<0.1	<1.0	<2.0	17[16]	na

Refer to Page 4 for explanation.

631801-1

TABLE 1. SOIL CHEMICAL ANALYTICAL DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Sample ID	Sample Depth (feet)	Date Collected	TPHg (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Xylenes (ppm)	TPHd (ppm)	TPHlo (ppm)	Unidentified Hydrocarbons (ppm)	Total Lead (ppm)
Boring B-7											
B7-5a,b	5	5/15/96	100[3]	<0.1	<0.1	<0.1	<0.1	<1.0	<2.0	20[18]	na
B7-10a,b	10	5/15/96	1,500[3]	2.4	<0.25	6.2	<0.25	<100	<200	780[16]	na
B7-14a,b	14	5/15/96	250[3]	0.93	<0.25	0.36	<0.25	<2.0	<4.0	20[10]	3.7
Boring B-8											
B8-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.3[19]	na
B8-10a,b	10	5/15/96	4.7[4]	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	5.3[20]	<2.5
B8-14a,b	14	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	<1.0	na
Boring B-9											
B9-5a,b	5	5/15/96	2.0[3]	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	2.1[14]	<2.5
B9-10a,b	10	5/15/96	530[3]	<0.25	2.2	2.2	<0.25	<1.0	<2.0	5.1[22]	na
B9-14a,b	14	5/15/96	3.7[3]	<0.0050	0.0072	0.012	<0.0050	<1.0	<2.0	1.8[21]	na
Boring B-10											
B10-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.6[14]	na
B10-10a,b	10	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.1[14]	2.5
B10-14a,b	14	5/15/96	29[1]	<0.1	<0.1	<0.1	<0.1	<5.0	<10.0	33[15]	na
Boring B-11											
B11-5a,b	5	5/15/96	7.3[3]	<0.0050	<0.0050	0.037	0.020	<1.0	<2.0	1.7[11]	na
B11-10a,b	10	5/15/96	120[3]	<0.05	<0.05	0.37	0.19	<1.0	<2.0	3.0[11]	na

Refer to page 4 for explanation.

Attachment 4

TABLE 1. SOIL CHEMICAL ANALYTICAL DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Sample ID	Sample Depth (feet)	Date Collected	TPHg (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Xylenes (ppm)	TPHd (ppm)	TPHlo (ppm)	Unidentified Hydrocarbons (ppm)	Total Lead (ppm)
Boring B-12											
B12-5a,b	5	5/15/96	20[3]	0.062	0.068	0.022	0.016	<100	<200	880[9]	na
B12-10a,b	10	5/15/96	320[5]	2.6	1.7	1.9	1.5	<20	<40	210[23]	<2.5
B12-14a,b	14	5/15/96	240[7]	1.8	2.7	1.4	1.6	<2.0	<4.0	12[25]	na
Boring B-13											
B13-5a,b	5	5/15/96	130[3]	<0.1	0.13	0.25	<0.1	<1.0	<2.0	23[24]	<2.5
B13-10a,b	10	5/15/96	1,000[7]	2.3	9.8	6.4	9.7	<50	<100	580[23]	na
B13-14a,b	14	5/15/96	9.4[1]	<0.0050	0.014	0.017	0.0063	<1.0	<2.0	12[10]	na
Boring B-14											
B14-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	1.8[14]	na
B14-10a,b	10	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	<1.0	na
Boring B-15											
B15-5a,b	5	5/15/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0	<2.0	24[25]	na
B15-10a,b	10	5/15/96	530[5]	0.76	2.8	11	1.0	<1.0	<2.0	8.2[10]	<2.5
B15-14a,b	14	5/15/96	96[6]	<0.1	<0.1	<0.1	<0.1	<1.0	<2.0	<1.0	na

Explanation:

TPHg = Total Petroleum Hydrocarbons as gasoline
TPHd = Total Petroleum Hydrocarbons as diesel (silica gel cleanup)
TPHlo = Total Petroleum Hydrocarbons as lubricating oil (silica gel cleanup)
ppm = parts per million
not analyzed for this constituent

[1] Unidentified Hydrocarbon >C6
[2] Unidentified Hydrocarbon >C10
[3] Unidentified Hydrocarbon C6 - C12
[4] Unidentified Hydrocarbon >C8
[5] Weathered Gasoline C6-C12
[6] Unidentified Hydrocarbons >C7
[7] Weathered Gasoline and Unidentified Hydrocarbons C6-C12
[8] <C13
[9] <C12 and >C18
[10] <C14
[11] >C10
[12] C9 - C15 and >C18
[13] C9 - C15
[14] >C18
[15] C10 - C24
[16] C9 - C18
[17] <C18
[18] C9 - C18 and >C20
[19] >C20
[20] C10 - C19
[21] <C14 and >C18
[22] <C16 and >C18
[23] <C15
[24] >C9
[25] >C17
[26] Sample also analyzed for PCBs by EPA Method 8080; none detected.
[27] Sample also analyzed for PAHs by EPA Method 8270; none detected.

TABLE 2. GROUNDWATER CHEMICAL ANALYTICAL DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Sample ID	Date Collected	TPHg (ppb)	Benzene (ppb)	Toluene (ppb)	Ethyl-Benzene (ppb)	Xylenes (ppb)	TPHd (ppb)	TPHlo (ppb)	Unidentified Hydrocarbons (ppb)	Total Lead (ppm)
B2	5/15/96	<50	<0.50	<0.50	<0.50	<0.50	<50	<250	71[3]	<0.050
B9	5/15/96	240[1]	2.8	0.86	2.2	1.1	<50	<250	160[4]	<0.050
B11	5/15/96	160[2]	<0.50	<0.50	<0.50	<0.50	<50	<250	95[3]	<0.050
B12	5/15/96	2,800[1]	140	14	90	53	<250	<1,250	780[4]	<0.050
B15	5/15/96	3,200[1]	110	5.8	210	11	<100	<500	740[4]	<0.050

TPHg = Total Petroleum Hydrocarbons as gasoline
TPHd = Total Petroleum Hydrocarbons as diesel (silica gel cleanup)
TPHlo = Total Petroleum Hydrocarbons as lubricating oil (silica gel cleanup)
ppb = parts per billion
ppm = parts per million

[1] Weathered Gasoline and Unidentified Hydrocarbon C6-C12
[2] Unidentified Hydrocarbon >C10
[3] >C10
[4] <C14

TABLE 1. SOIL CHEMICAL ANALYTICAL DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Sample ID	*Sample Depth (feet)*	Date Collected	TPHg (ppm)	Benzene (ppm)	Toluene (ppm)	Ethyl-Benzene (ppm)	Xylenes (ppm)	TPHd (ppm)
Well MW-1								
MW1-16.5	16.5	9/30/96	<1.0[1]	<0.0050	<0.0050	<0.0050	<0.0050	1.9[2]
MW1-21.5	21.5	9/30/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	1.0[2]
Well MW-2								
MW2-16.5	16.5	9/30/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0
MW2-21.5	21.5	9/30/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0
Well MW-3								
MW3-16.5	16.5	9/30/96	5.5	0.0064	<0.0050	0.021	0.018	54[2]
MW3-21.5	21.5	9/30/96	<1.0	0.057	<0.0050	<0.0050	<0.0050	<1.0
Well MW-4								
MW4-16.5	16.5	9/30/96	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<1.0
MW4-21.5	21.5	9/30/96	2.2	0.024	0.011	0.054	<0.0050	<1.0
Stockpiled soil								
SS-1a,b,c,d	----	9/30/96	27	0.048	0.099	0.095	0.020	1.4[3]

Explanation:
TPHg = Total Petroleum Hydrocarbons as gasoline
TPHd = Total Petroleum Hydrocarbons as diesel
ppm = parts per million

Analytical Laboratory
Sequoia Analytical (ELAP #1210 and #1624)

Analytical Methodology
TPHg, BTEX = 5030/8020/DHS LUFT
TPHd = 3550/DHS LUFT

[1] Results shown as <X were reported by laboratory as not present above the stated limit of detection.
[2] Unidentified hydrocarbon C9-C24.
[3] Unidentified hydrocarbon C10-C24.

Table 1. Water Level Data & Groundwater Analytical Results - Former Chevron #9-0670, 230 North Main Street, Milpitas, California

Well ID/ TOC (ft)	Date	Depth to Water (ft)	GWE (msl)	TPH-Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH-Diesel	TPH-Kerosene	TPH-Motor Oil
				<----			ppb			---->		
MW-1												
12.26[a]	10/05/96	7.01	5.25	<50	<0.5	<0.5	<0.5	<0.5	<2.5	350[b]	270[b]	<500
	01/23/97[c]	7.27	4.99	<50	<0.5	<0.5	<0.5	<0.5	<5.0	320[d]	---	--
	04/30/97[c]	7.10	5.16	<50	<0.5	<0.5	<0.5	<0.5	<5.0	190[d]	--	---
	07/31/97	7.81	4.45	<50	<0.5	<0.5	<0.5	<0.5	<5.0	350[b]	---	--
	10/30/97	6.87	5.39	<50	<0.50	<0.50	<0.50	<0.50	<2.5	580[d]	---	---
	01/29/98	6.66	5.60	<50	<0.50	<0.50	<0.50	<0.50	<2.5	410[b]	---	---
	04/19/98	7.91	4.35	<50	<0.50	<0.50	<0.50	<0.50	<2.5	480	---	---
MW-2												
12.24	10/05/96	6.68	5.56	770	<0.5	<0.5	4.7	8.5	<2.5	310[b]	280[b]	<500
	01/23/97[c]	5.55	6.69	180	1.2	<0.5	<0.5	<0.5	<5.0	160[b]	---	--
	04/30/97[c]	6.40	5.81	860	13	5.6	6.8	4.8	11	230[d]	---	---
	07/31/97	6.61	5.63	80	1.0	<0.5	1.1	<0.5	<5.0	77[b]	---	---
	10/30/97	7.23	5.01	680	3.3	<1.0	4.9	4.3	<5.0	99[d]	---	---
	01/29/98	6.18	6.06	<50	<0.50	<0.50	<0.50	<0.50	<0.50	90[b]	---	---
	04/19/98	6.31	5.93	61[e]	0.56	<0.50	<0.50	<0.50	<0.50	270	---	---
MW-3												
12.31	10/05/96	6.75	5.56	420	2.2	<0.5	3.8	6.1	<2.5	260[b]	220[b]	<500
	01/23/97[c]	5.62	6.69	180	2.2	<0.5	<0.5	<0.5	<5.0	560[d]	---	--
	04/30/97[c]	6.48	5.83	880	14	<0.5	<0.5	<0.5	<5.0	120[b]	-	--
	07/31/97	6.68	5.63	<50	<0.5	0.6	<0.5	<0.5	<5.0	<50	---	---
	10/30/97	7.30	5.01	92	2.2	1.6	0.87	2.1	<2.5	75[f]	-	--
	01/29/98	6.25	6.06	<50	<0.50	<0.50	<0.50	<0.50	<2.5	230	---	---
	04/19/98	6.51	5.80	<50	<0.50	<0.50	<0.50	<0.50	<2.5			
MW-4												
13.24	10/05/96	7.65	5.59	<50	4.6	<0.5	3.0	<0.5	<2.5	80[b]	63[b]	<500
	01/23/97[c]	6.56	6.68	60	4.8	<0.5	<0.5	<0.5	<5.0	67[b]	-	
	04/30/97[c]	7.40	5.84	60	15	<0.5	<0.5	<0.5	<5.0	210[b]	--	--
	07/31/97	7.60	5.64	<50	0.9	0.8	<0.5	<0.5	<5.0	<50	--	---
	10/30/97	8.28	4.96	<50	0.55	<0.50	<0.50	<0.50	<2.5	<50	--	-
	01/29/98	7.20	6.04	<50	<0.50	<0.50	<0.50	<0.50	<2.5	84[b]	---	-
	04/19/98	7.47	5.77	<50	1.2	<0.50	<0.50	<0.50	<2.5	170	---	---
TB-LB	10/05/96	---	-	<50	<0.5	<0.5	<0.5	<0.5	<2.5	---	---	---
	01/23/97	--	---	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---	---	--
	04/30/97	---	---	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---	---	---
	07/31/97	---	---	<50	<0.5	<0.5	<0.5	<0.5	<5.0	---	---	-
	10/30/97	---	---	<50	<0.50	<0.50	<0.50	<0.50	<2.5	---	---	---
TB-LB (cont)	01/29/98	---	---	<50	<0.50	<0.50	<0.50	<0.50	<2.5	---	---	---
	04/19/98	---	---	<50	<0.50	<0.50	<0.50	<0.50	<2.5	---	---	---

EXPLANATION:

TOC = Top of Casing
(ft) = Feet
GWE = Groundwater Elevation
(msl) = Relative to Mean Sea Level
TPH-Gasoline = Total Petroleum Hydrocarbons as Gasoline
MTBE = Methyl tertiary-butyl ether
TPH-Diesel = Total Extractable Petroleum Hydrocarbons as Diesel
TPH-Kerosene = Total Petroleum Hydrocarbons as Kerosene
TPH-Motor Oil = Total Extractable Petroleum Hydrocarbons as *Motor Oil*
ppb = Parts per billion
--- = Not applicable/Not analyzed

NOTES

[a] Top of casing elevations surveyed to mean sea level on October 15, 1996, by Virgil Chavez Land Surveying (License #6323)
[b] Laboratory report indicates unidentified hydrocarbons C9-C24
[c] Laboratory report indicates unidentified hydrocarbons C9-C18
[d] Laboratory report indicates the material present is qualitatively uncertain. Therefore, all material in the C9-C22 range was quantitated against diesel fuel without respect to pattern. Chromatographic data indicates the presence of material, which is heavier than diesel fuel, in this sample.
[e] Laboratory report indicates the material present is qualitatively uncertain. Therefore, all material in the C9 to C22 range was quantitated *against diesel fuel without* respect to pattern.
[f] Sample was analyzed for 1,2-Dichloroethane and Ethylene Dibromide (EDB) by EPA Method 8010. Results were non detectable at a detection limit of <0.5 ppb.
[g] Sample was analyzed for 1,2-Dichloroethane (1,2-DCA) and EDB by EPA Method 8010. 1,2-DCA was detected at 12 ppb and EDB was non detectable at a detection limit of <0.5 ppb.
[h] Laboratory report indicates qualitative identification of diesel fuel is uncertain because the material present does not match laboratory standards.
[i] *Sample was analyzed for* 1,2-Dichloroethane (1,2-DCA) and EDB by EPA Method 8010. 1,2-DCA was detected at 10 ppb and EDB was non detectable at a detection limit of <0.5 ppb.
[j] Laboratory report indicates unidentified hydrocarbons C6-C12

6318.tqm

Table 2. Groundwater Analytical Results - Oxygenate Compounds - Chevron Service Station #9-0670, 230 North Main Street, Milpitas, California

Well ID	Date	Ethanol	TBA	MTBE	DIPE	ETBE	TAME
		<----			ppb		---->
MW-1	04/19/98	<500	<100	<2.0	<2.0	<2.0	<2.0
MW-2	04/19/98	<500	<100	<2.0	<2.0	<2.0	<2.0
MW-3	04/19/98	<500	<100	<2.0	<2.0	<2.0	<2.0
MW-4	04/19/98	<500	<100	<2.0	<2.0	<2.0	<2.0

EXPLANATION:

TBA = Tertiary-Butyl Alcohol
MTBE = Methyl Tertiary-Butyl Ether
DIPE = Di-Isopropyl Ether
ETBE = Ethyl Tertiary-Butyl Ether
TAME = Tertiary-Amyl Methyl Ether
ppb = Parts per billion
-- = Not analyzed

TABLE 3. WELL SEARCH DATA
Former Chevron Station #9-0670
230 North Main Street
Milpitas, California

Vicinity Map ID	SCVWD Facility No.	Well Status	Well Use	Well Location
1	06S01E06P002	A	M	29' south of Weller Ln./85' west of N.Main St.
2	06S01E06P009	A	M	44' south of Weller Ln./46' east of N. Main St.
3	06S01E06P004	A	M	392' northeast of Calavaras Blvd./73' west of Winsor Ave.
4	06S01E06P001	D	----	305' southh of Weller Ln./35' west of Winsor Ave.
5	06S01E06P008	A	M	384' south of Weller Ln./46' east of N. Main St.
6	06S01E06P005	A	M	235' north Calaveras Blvd./122' west of Windsor Ave.
7	06S01E06P006	A	M	249' north of Calaveras Blvd./51' west of Winsor Ave.
8	06S01E07C001	D	----	location from SCVWD map
9	06S01E06N001	D	----	location from SCVWD map
10	06S01E06N002	D	----	location from SCVWD map
11	06S01E07D00	D	----	location from SCVWD map
12	06S01E07D00	D	----	location from SCVWD map
13	06S01E07C007	D	----	location from SCVWD map
14	06S01E07C016	A	M	59' northwest of Carlo St./39'southwest of S. Main St.
15	06S01E07C002	D	----	location from SCVWD map
16	06S01E07C009	A	M	73' north of Carlo St./126' east of S. Main St.
	06S01E07C010	A	M	42' north of Carlo St./120' east of S. Main St.
	06S01E07C011	A	M	61' north of Carlo St./80' east of S. Main St.
	06S01E07C013	A	M	195' sorthwest of Winsor Ave./82' northwest of Carlo St.
	06S01E07C014	A	M	162' southwest of Winsor Ave./35' northwest of Carlo St.
	06S01E07C015	A	M	102' southwest of Winsor Ave./85' northwest of Carlo St.
	06S01E07C017	A	M	121' east of S. Main St./33' north of Carlo St.
	06S01E07C018	A	M	89' north of Carlo St./73' west if Winsor Ave.
	06S01E07C019	A	M	78' north of Carlo St./90' east of S. Main St.
	06S01E07C020	A	M	127' east of Carlo St./39' east of S. Main St.
	06S01E07C021	A	M	26' south of Carlo St./70' east of S. Main St.
	06S01E07C022	A	M	158' east of Carlo St./107' east of S. Main St.
17	06S01E07C008	D	----	location from SCVWD map
18	06S01E07C023	A	M	204' north of Carlo St./343' east of S. Main St.
19	06S01E06P011	D	M	120' north of Calaveras Blvd./70' northeast of Railroad Ave.
20	06S01E06P014	D	M	760' south of N. Main Street/170' east of Railroad Ave.
21	06S01E06P013	D	M	735' north of Calaveras Blvd./430' east of Railroad Ave.
22	06S01E06P012	D	M	950' north of Calaveras Blvd./385' southeast of Railroad Ave.
23	06S01E06P010	D	M	785' northwest of Calaveras Blvd./147' northeast of Railroad Ave.
24	06S01E06P015	D	M	640' south of N. Main Street/70' east of Railroad Ave.
25	06S01E06P003	D	M	650' north of Calaveras Blvd./125' west of Winsor Ave.
26	06S01E06N004	A	Mu	30' south of Marylinn/50' east of Penitencia Creek

Explanation:
A = active well
D = destroyed well
M = monitoring well
Mu = municipal well

Data from well search conducted by the Santa Clara Valley Water District on 10/28/96.

CHEVRON RESEARCH AND TECHNOLOGY COMPANY
ANALYTICAL SCIENCES UNIT PROJECT SUMMARY

Project No.	1996.0101	**Requested by**	T. K. Bauhs
Date Initiated	6/19/96	*Location*	Chevron Products Co.
Date Completed	6/24/96		P.O. Box 5004
CRTC Charge Code	YWTT101172		San Ramon, CA 94583
		Phone	842-8898

Project Description: Analyze a series of chromatograms generated by Sequoia Analytical Laboratory from samples taken at former Chevron service station and bulk plant number 9-0670, 230 N. Main St., Milpitas, CA. Identify the hydrocarbon types.

Results: Results are shown in the following table. Two general observations can be made: (1) Many samples contain hydrocarbon from C_8 through about C_{13} that could be either badly biodegraded gasoline, biodegraded kerosene, or a mixture of the two. Both fuels were stored at the site. When this material looked like it contained aromatics, I have called it gasoline. When it contained isoprenoid paraffins and no distinct aromatics I have called it gasoline/kerosene. (See definitions). Higher resolution analysis by gas chromatography or GC/MS that starts below C_7 might help resolve the nature of this material. (2) Nearly all samples are contaminated with a small amount of lube oil. I cannot rule out whether this came from chromatographic contamination since no blank chromatograms were sent. However, the lube oil could also have come from spraying the yard to control dust, particularly if the yard was subsequently filled to raise the ground level. In some cases the lube oil is present in high concentration and probably originates from discrete surface spills or crankcase leakage from parked cars.

Boring	Depth	Unidentified Hydrocarbons (ppm)	Identification
Dispenser Island Area: Fuels are at 14' except for lube oil at surface in B-12 and B-13, and gasoline/ kerosene throughout the soil column at B-13.			
B-10	5'	1.6	C_8-C_{10} light hydrocarbons, trace lube oil
	10'	1.1	C_8-C_{10} light hydrocarbons, trace lube oil
	14'	33	gasoline/kerosene, trace lube oil
B-11	water	0.095	traces of gasoline/kerosene, distillate, lube oil
	5'	1.7	trace C_8-C_{10} light hydrocarbons, trace lube oil
	10'	3.0	trace C_8-C_{10} light hydrocarbons, trace lube oil - appears synthetic
B-12	water	0.78	gasoline (some C_{9+} aromatics visible), trace lube oil
	5'	880	trace gasoline/kerosene, lube oil
	10'	210	gasoline/kerosene
	14'	12	gasoline/kerosene
B-13	5'	23	gasoline/kerosene, lube oil
	10'	580	gasoline/kerosene
	14'	12	gasoline/kerosene, trace lube oil
Pump House/Aboveground Storage Tank Area: Fuel hydrocarbons generally present at 10' and 14', lube oil			

			at 5' in B-4, from 5' to depth in B-3
B-3	5'	9.3	C_8-C_{10} light hydrocarbons, lube oil
	10'	35	gasoline/kerosene, lube oil
	16'	2.1	C_8-C_{10} light hydrocarbons, lube oil
B-4	5'	7.0	C_8-C_{10} light hydrocarbons, lube oil
	10'	6.6	C_8-C_{10} light hydrocarbons, diesel #2
B-5	5'	2.0	C_8-C_{10} light hydrocarbons, trace distillate, lube oil
	10`	110	gasoline/kerosene
	14'?	19?	gasoline/kerosene, trace diesel #2
B-6	4.5'	1.7	C_8-C_{10} light hydrocarbons, distillate, lube oil
	10'	150	gasoline/kerosene, diesel #2, lube oil.
	14'	17	gasoline/kerosene, trace diesel #2, trace lube oil.
Loading Rack, yard near loading rack and office: Hydrocarbon in water, throughout soil column in B-7, at 10' in B8 (diesel #2) and B9. B9 water may contain very biodegraded "modern" gasoline.			
B-1	4.5`	2.5	C_8-C_{10} light hydrocarbons, trace lube oil - possibly synthetic
	10'	1.2	C_8-C_{10} light hydrocarbons, trace petroleum based lube oil.
B-7	5'	20	gasoline/kerosene, trace lube oil.
	10'	780	gasoline/kerosene, possible trace diesel #2
	14'	20	gasoline/kerosene, trace lube oil
B-8	5'	1.3	C_8-C_{10} light hydrocarbons, trace lube oil
	10'	5.3	C_8-C_{10} light hydrocarbons, diesel #2
B-9	water	0.16	probable biodegraded gasoline
	5'	2.1	C_8-C_{10} light hydrocarbons, trace lube oil
	10'	5.1	gasoline/kerosene, lube oil
	14'	1.8	C_8-C_{12} light hydrocarbons (probable gasoline), trace lube oil
Yard locations away from former facilities: Modern gasoline in B-15 water and at 10'.			
B-2	water	0.071	C_8-C_{10} light hydrocarbons, possible diesel #2 and lube oil
	11'	2.3	gasoline/kerosene, trace lube oil
B-14	5'	1.8	trace C_8-C_{10} light hydrocarbons, lube oil
B-15	water	0.74	gasoline
	5'	24	C_8-C_{10} light hydrocarbons, lube oil
	10'	8.2	gasoline, trace distillate and lube oil.

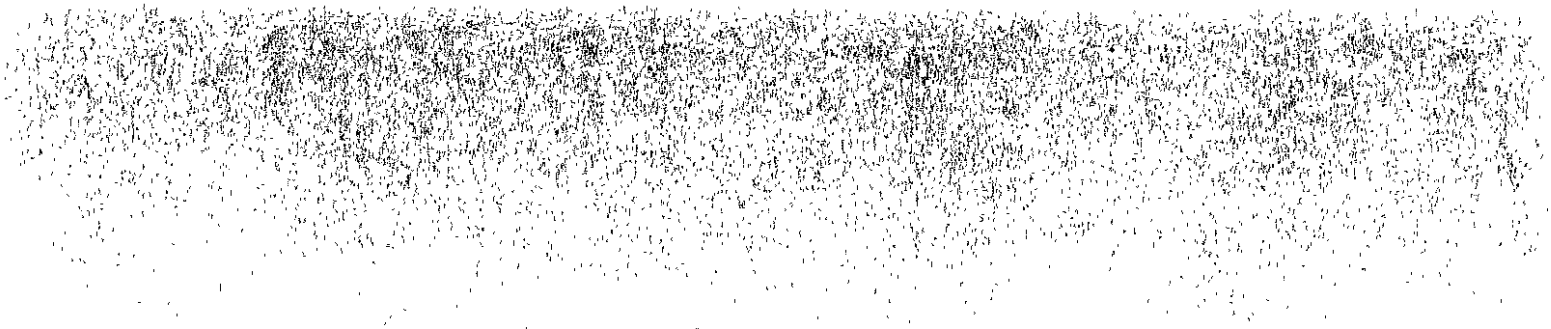
Definitions used in the table:

C_8-C_{10} light hydrocarbons	Several discrete but unidentifiable peaks within the C_8-C_{10} carbon range.
Gasoline	A fuel which includes some peaks recognizable as C_9-C_{12} aromatics typically found in "modern" (1950s-1990s) gasoline formulations.
Gasoline/kerosene	Peaks extending from the gasoline range into the kerosene range (C_8-C_{16}) containing the four lightest isoprenoid paraffins but no recognizable C_9+ aromatics. This material may be extremely biodegraded and evaporated "modern" gasoline, biodegraded and evaporated pre-World War II formulation gasoline, biodegraded kerosene, and/or a mixture of both gasoline and kerosene.
Diesel #2	Peaks in the diesel carbon range (C_9-C_{20}) including three heavier isoprenoids - nor-pristane, pristane, and phytane.

Distillate	Discrete but unidentifiable peaks within the carbon range of kerosene and diesel #2.
Lube oil	A gaussian distribution of peaks starting at C_{20} or beyond.
Probable synthetic lube oil	A bimodal or trimodal distribution of peaks starting at C_{20}.

Reported by: E. A. Harvey

TKBauhs
AWVerstuyft
DCYoung
EAHarvey
Tech.files 300.6110
ECTfile



April 11, 2001

Mr. Joe Ezeokeke
City of Milpitas
1265 North Milpitas Boulevard
Milpitas, CA 95035

Dear Mr. Ezeokeke:

Subject: Fuel Leak Site Case Closure—Old Corporation Yard, 116 North Main Street, Milpitas, CA; Case No. 10-099

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Santa Clara Valley Water District is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual contamination exists at the site; however, the concentration levels are below regulatory concern.

If you have any questions, please call Ms. Rita S. Chan at (408) 265-2607, extension 2643. Thank you.

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Engineering Unit Manager
Leaking Underground Storage Tank Oversight Program

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

cc: Mr. Chuck Headlee (w/enc 1&2)
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Ms. Carla Lawson (w/enc 1)
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

Fire Prevention Bureau (w/enc 1)
Milpitas Fire Department
455 East Calaveras Boulevard
Milpitas, CA 95035

R. Chan (w/orig enc), Database (w/enc)

RC:lcg:FL9482kka

April 11, 2001

Mr. Joe Ezeokeke
City of Milpitas
1265 North Milpitas Boulevard
Milpitas, CA 95035

Dear Mr. Ezeokeke:

Subject: Fuel Leak Site Case Closure—Old Corporation Yard, 116 North Main Street, Milpitas, CA; Case No. 10-099

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

ORIGINAL SIGNED BY

James S. Crowley, P.E.
Engineering Unit Manager
Leaking Underground Storage Tank Oversight Program

FL9482kka

Santa Clara Valley Water District

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

I. AGENCY INFORMATION

Date: April 4, 2001

Agency Name: Santa Clara Valley Water District	Address: 5750 Almaden Expressway
City/State/Zip: San Jose, CA 95118	Phone: (408) 265-2600
Responsible Staff Person: Rita S. Chan, P.E.	Title: Assistant Civil Engineer

II. CASE INFORMATION

Site Facility Name: Old Corporation Yard		
Site Facility Address: 116 North Main Street, Milpitas, CA 95035		
RB LUSTIS Case No.: —	Local Case No.: 06S1E06P01f	LOP Case No.: 10-099
URF Filing Date: —	SWEEPS No.: —	APN: 028-24-026

Responsible Parties	Addresses	Phone Number
Mr. Joe Ezeokeke City of Milpitas	1265 North Milpitas Boulevard Milpitas, CA 95035	(408) 942-2367

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
—	260 Gallons	Gasoline	Removed	8/90
Piping			—	—

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: No holes were observed on the gasoline underground storage tank (UST).		
Site characterization complete? Yes	Date Approved By Oversight Agency: —	
Monitoring wells installed? Yes*	Number: 7	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 5'	Lowest Depth: 8.8'	Flow Direction: Northwest
Most Sensitive Current Use: Potential Drinking Water Supply		

*Previous investigation/cleanup was performed at this site and the adjacent Milpitas Senior Center site at the same time. Monitoring wells (MW-1, MW-3, and MW-1R) were installed on the property of Old Corporation Yard (116 North Main Street). Monitoring wells (MW-2, MW-4, and MW-6) were installed on the property of Milpitas Senior Center (160 North Main Street). Monitoring well MW-5 was installed in the parking area downgradient of both properties.

Summary of Production Wells in Vicinity: Eight abandoned and five destroyed production wells are identified within ¼-mile of the site; the closest abandoned well is located at approximately 500 feet southwest of the site. Based on the levels of residual contamination at the site and the proximity of these wells to the site, they are not likely to be affected by the reported release.	
Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley Groundwater Basin
Is surface water affected? No	Nearest SW Name: Lower Penitencia Creek, ~ 800 feet west of site
Off-Site Beneficial Use Impacts (Addresses/Locations): None reported	
Reports on file? Yes	Where are reports filed? Santa Clara Valley Water District

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	One at 260 gallons	Disposed; destination unknown	8/90
Piping	—	—	—
Free Product	—	—	—
Soil	Unknown* ~511 tons*	Destination unknown Transported to landfill for disposal	11/90 4/98
Groundwater	—	—	—
Barrels	—	—	—

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	1,800[1]	80[3]	20,370[6]	480[10]	Xylene	140[1]	0.094[4]	1100[7]	31[10]
TPH (Diesel)	51[2]	—	—	—	Ethylbenzene	27[1]	1.45[5]	810[7]	13.4[10]
Benzene	26[1]	0.27[3]	7,400[7]	72.6[10]	Oil & Grease	—	—	—	—
Toluene	74[1]	ND	750[8]	3.3[10]	Heavy Metals	—	—	—	—
Other	—	**	—	***	MTBE	—	ND	26.9[9]	16.4[10]

Description of Interim Remediation Activities: Please see Site History in Section V.

*Some of this soil was excavated from the adjacent Milpitas Senior Center site.

**The soil samples collected from borings (GW-1 through GW-4) near the Milpitas Senior Center in August 2000 were analyzed for fuel oxygenates including Tert-Butyl Alcohol (TBA), Methyl tert Butyl Ether (MTBE), Di-Isopropyl Ether (DIPE), Ethyl tert-Butyl Ether (ETBE), tert-Amyl Methyl Ether (TAME), 1,2-Dichloroethane (1,2-DCA) and Ethylene dibromide (EDB). None of these compounds were detected above their detection limits.

***The grab groundwater samples collected from borings (GW-1 through GW-4) near the Milpitas Senior Center in August 2000 were analyzed for fuel oxygenates including TBA, MTBE, DIPE, ETBE, TAME, 1,2-DCA and EDB. None of these compounds were detected above their detection limits. In addition, groundwater samples collected during September 2000 were also analyzed for fuel oxygenates; DIPE, TBA, ETBE, and TAME were not detected; MTBE was detected in the groundwater samples collected from MW-1R and MW-2.

[1]This soil sample was collected from boring MB-8 at approximately 8.5 feet below ground surface (bgs) in April 1996.
[2]This soil sample (1-East) was collected from the east wall of the gasoline UST excavation in November 1991.
[3]This soil sample (HA1) was collected from the south of the gasoline tank excavation along the property boundary in November 1999.
[4]This soil sample (EX3-West) was collected from the west excavation wall in August 1998.
[5]This soil sample (EX3-South) was collected from the south excavation wall in August 1998.
[6]This groundwater sample was collected from monitoring well MW-1 in March 1996.
[7]This groundwater sample was collected from monitoring well MW-1 in December 1996.
[8]This groundwater sample was collected from monitoring well MW-1 in February 1992.
[9]This groundwater sample was collected from monitoring well MW-1R in September 1999.
[10]This groundwater sample was collected from monitoring well MW-1R in September 2000.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Santa Clara Valley Water District staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring Wells Decommissioned: Yes	Number Decommissioned: 1*	Number Retained: 6
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

*Monitoring well MW-1 was destroyed properly in April 1998.

V. ADDITIONAL COMMENTS, DATA, ETC.

Site History:

Note: Joint investigation/cleanup was performed for this site and the adjacent Milpitas Senior Center site on 160 N. Main Street. Therefore, some of the following descriptions may pertain to the adjacent site.

08/22/90	One 260-gallon gasoline UST was removed from this site. Analytical results for a soil sample collected under the gasoline UST at a depth of 7 feet below ground surface (bgs) indicated the presence of 140 parts per million (ppm) Total Petroleum Hydrocarbons as Gasoline (TPHG), 0.74 ppm Benzene, 1 ppm Toluene, 1.9 ppm Ethylbenzene, and 12 ppm Xylenes. One well reported to be located near the gasoline tank was destroyed by pressure grouting on August 21, 1990.
12/27/90	Monitoring well MW-1 was installed approximately 10 feet downgradient of the former gasoline UST at the Old Corporation Yard. Monitoring well MW-2 was installed approximately 10 feet downgradient of the former waste oil tank at the Milpitas Senior Center property. Monitoring well MW-3 was installed upgradient of the properties. Analytical results for soil samples collected from MW-1 in the vicinity of the gasoline UST indicated up to 1.8 ppm TPHG, 0.076 ppm Benzene, 0.21 ppm Toluene, 0.007 ppm Ethylbenzene, and 0.042 ppm Xylenes.
06/28/91 & 07/01/91	Grab groundwater samples were collected from five temporary well points (WP-2, WP-3, WP-5, WP-6, and WP-8). Analytical results for the grab groundwater samples collected from locations at the Old Corporation Yard (WP-2 and WP-3) indicated up to 78 parts per billion (ppb) TPHG, and minor amounts of Toluene, Ethylbenzene, and Xylenes.
10/91 & 11/91	Additional soil was removed from the former fuel tank excavations at both sites. Soil samples were collected from each excavation sidewall. Analytical results for soil samples collected from the gasoline tank excavation indicated up to 1100 ppm TPHG, 51 ppm Total Petroleum Hydrocarbons as Diesel (TPHD), 10 ppm TPH as motor oil, 2.2 ppm Benzene, 27 ppm Toluene, 16 ppm Ethylbenzene, and 96 ppm Xylenes. No samples were collected from the base of the excavation because groundwater was present in the excavation during soil excavation. The excavations were subsequently backfilled to grade using clean, imported fill. Soils generated during excavation were stockpiled onsite, profiled and transported to a landfill for disposal.

Site History (continued)

02/10/92	Monitoring wells MW-4 and MW-5 were installed. Analytical results for soil samples collected from the well borings did not indicate the presence of TPHG or Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) above detection limits.
04/25/96	Twelve borings (MB-1 through MB-12) were drilled on both sites. The borings were completed to depths that ranged from 11 to 16 feet. Analytical results for soil samples collected near the former gasoline UST at MB-8 indicated up to 1800 ppm TPHG, 26 ppm Benzene, 74 ppm Toluene, 27 ppm Ethylbenzene, and 140 ppm Xylenes. A grab groundwater sample was collected in boring MB-5, located approximately downgradient of both sites; analytical results indicated the presence of 1100 ppb TPHG, 26 ppb Benzene, 95 ppb Ethylbenzene, and 31 ppb Xylenes.
03/10/97	An additional monitoring well MW-6 was installed on the Milpitas Senior Center property. TPHG, BTEX, or MTBE were not detected in soil or groundwater at this location.
04/17/98	Monitoring well MW-1 was destroyed by pressure grouting because additional overexcavation of the area was planned.
08/20/98	Additional excavation was performed to remove the residual soil contamination at both sites. Soil was removed to a depth of 9 to 9.5 feet bgs. Following completion of the excavation, the sidewalls of the excavation area were visually inspected for evidence of staining and presence of petroleum hydrocarbons. Sidewall soil samples were collected on August 27, 1998 at a depth of 5 to 5.5 feet bgs. Analytical results for soil samples collected from the eastern sidewall of the gasoline UST excavation indicated up to 340 ppm TPHG, 1.8 ppm Benzene, 2.7 ppm Toluene, 5 ppm Ethylbenzene, and 2.2 ppm Xylenes. Additional soil excavation was performed on the eastern sidewall on September 4, 1998. A confirmation sample was collected, and the analytical results did not indicate the presence of TPHG, BTEX, or MTBE. Prior to backfilling the excavations, oxygen releasing compounds (ORC) were applied to the saturated soil at the base of each excavation.
09/04/98	The two excavation areas were backfilled with clean imported fill. It was reported that approximately 380 tons of soil were transported to the Class II Altamont landfill, and 131 tons were transported to the Class III Kirby Canyon landfill for disposal.
10/29/98	Monitoring well MW-1R was installed to replace MW-1. MW-1R is located directly downgradient of the former gasoline UST. No soil samples were collected for analysis.
03/10/99	ORC was placed in MW-1R and subsequently in July 1999 and March 2000.
07/26/99	ORC was placed in MW-2 in July 1999 and replaced in March 2000.
11/16/99	Two additional soil samples (HA1 and HA2) were collected at a depth of 5 feet bgs at the south of the excavation along the Old Corporation Yard boundary. Analytical results indicated the presence of 80 ppm TPHG and 0.27 ppm Benzene in one sample.
08/00	Soil and grab groundwater samples were collected from four borings (GW-1 through GW-4) near the Milpitas Senior Center. GW-1 and GW-2 were located adjacent to the two well point locations (WP-6 and WP-5) previously installed in June and July 1991. No petroleum compounds or fuel oxygenates were detected in the soil samples. Analytical results for the grab groundwater samples indicated up to 200 ppb TPHG, 13 ppb Benzene, 21 ppb Ethylbenzene, 13 ppb Xylenes, and 17 ppb 1,2-DCA at GW-1.

Conclusions:

Based on previous investigation results, it appears that the majority of the residual soil contamination had been removed from this site by overexcavation. Groundwater monitoring results also suggest that the residual groundwater contamination as a result of the release from the former gasoline UST would not pose a significant risk to human health, safety, and the environment. It is anticipated that natural attenuation will continue to reduce the remaining pollution at the site. Santa Clara Valley Water District staff does not believe that a continuing threat to soil and groundwater exists at the site. Therefore, no further corrective action is necessary at this time for the site of Old Corporation Yard.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Rita S. Chan, P.E.	Title: Assistant Civil Engineer
Signature:	Date: 4/5/01
Approved by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature:	Date: 4/5/01

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Chuck Headlee	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature: Please see the attached sheet for signature	Date: 4/9/01

Attachments:

1. Site Vicinity Map
2. Site Plan
3. Sampling locations and analytical results for soil samples collected following overexcavation in 1991 and 1998.
4. Sampling locations and analytical results for grab groundwater samples collected from temporary well point locations, June and July 1991.
5. Sampling locations and analytical results for samples collected from borings (MB-1 to MB-12) in April 1996.
6. Sampling locations and analytical results for grab groundwater samples collected at the Milpitas Senior Center site, August 2000.
7. Summary of soil analytical results.
8. Cumulative groundwater monitoring results.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

VI. LOCAL AGENCY REPRESENTATIVE DATA

116 North Main St.

Prepared by: Rita S. Chan, P.E.	Title: Assistant Civil Engineer
Signature:	Date: 4/5/01
Approved by: James S. Crowley, P.E.	Title: Engineering Unit Manager
Signature:	Date: 4/5/01

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Chuck Headlee	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 4/9/01
Signature: Chuck Headlee	Date: 4/9/01

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8. Cumulative groundwater monitoring results.

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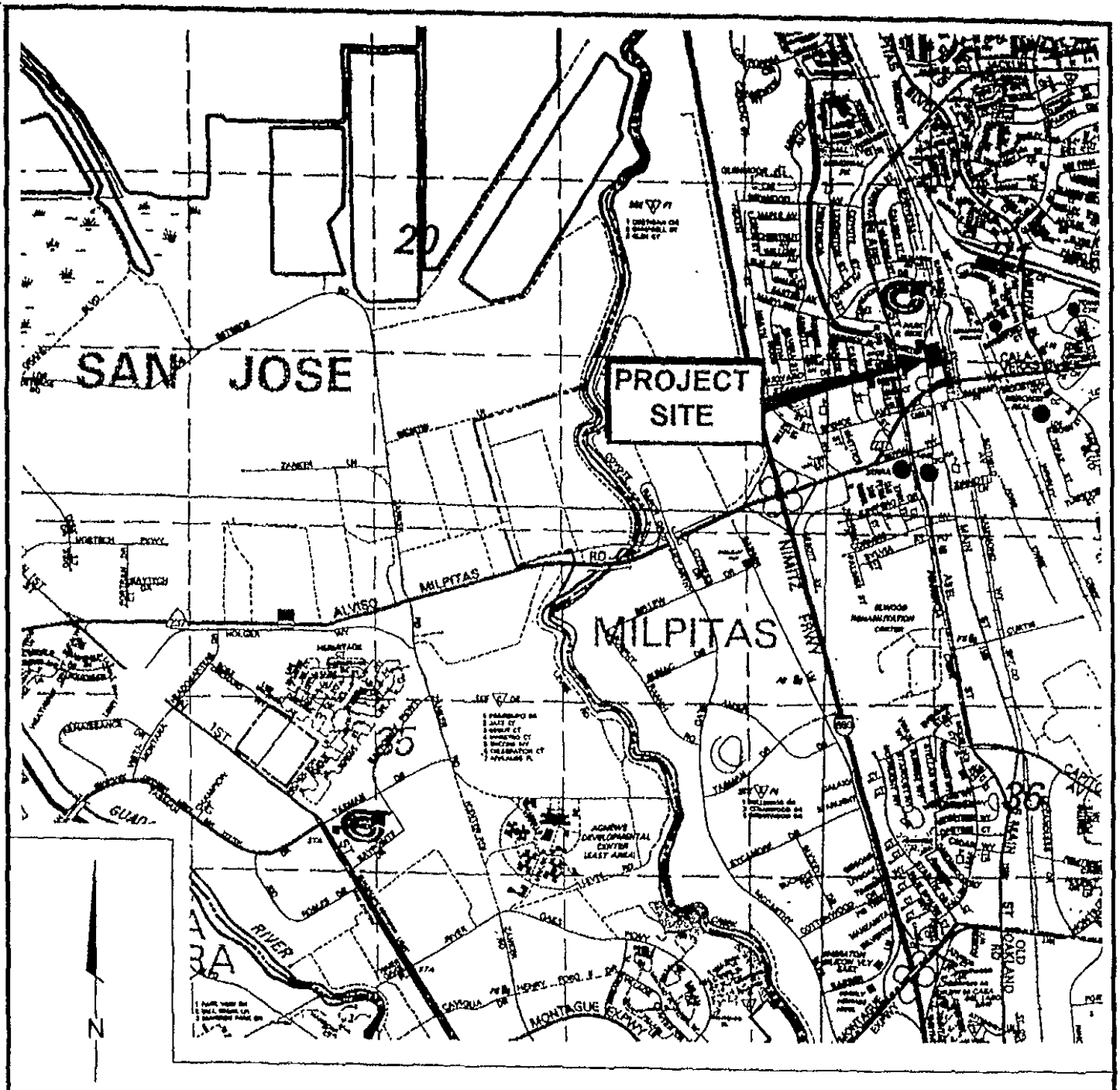
Post-it® Fax Note 7671	Date	# of pages ▶
To Rita Chan	From Chuck Headlee	
Co./Dept.	Co.	
Phone #	Phone #	
Fax #	Fax #	



Ref: "The Thomas Guide- Golden Gate Street Guide and Directory" 1893 Edition

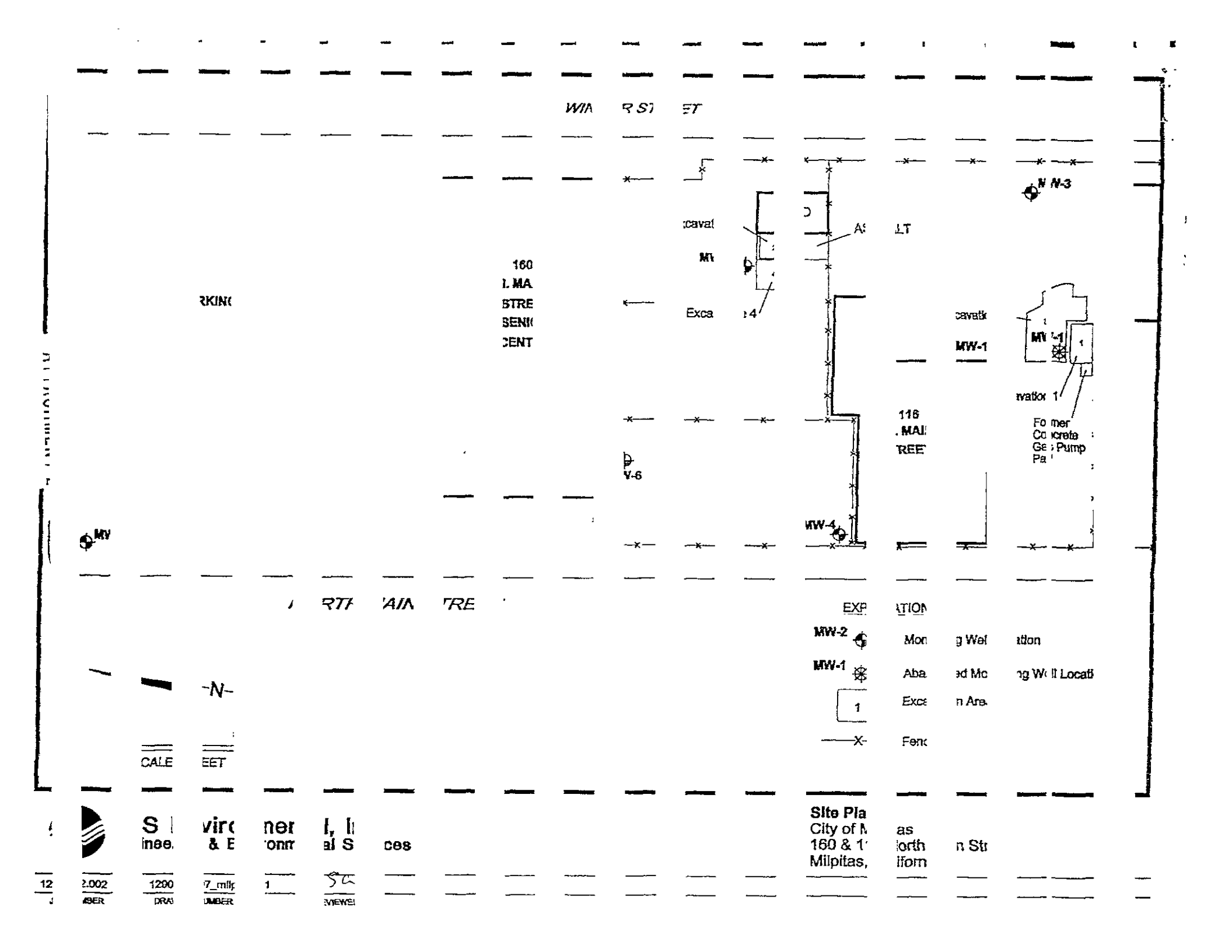
PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
City of Milpitas
160 & 116 North Main Street
Milpitas, California

PLATE 1

129-0202-008	1290202008_3Q-00	SA	01/01
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

ATTACHMENT 1


MW-3
MW-1
MW-4
MW-2
MW-1
1
Former Concrete Gas Pump Pa
-N-
Site Pla
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Milpitas,
as
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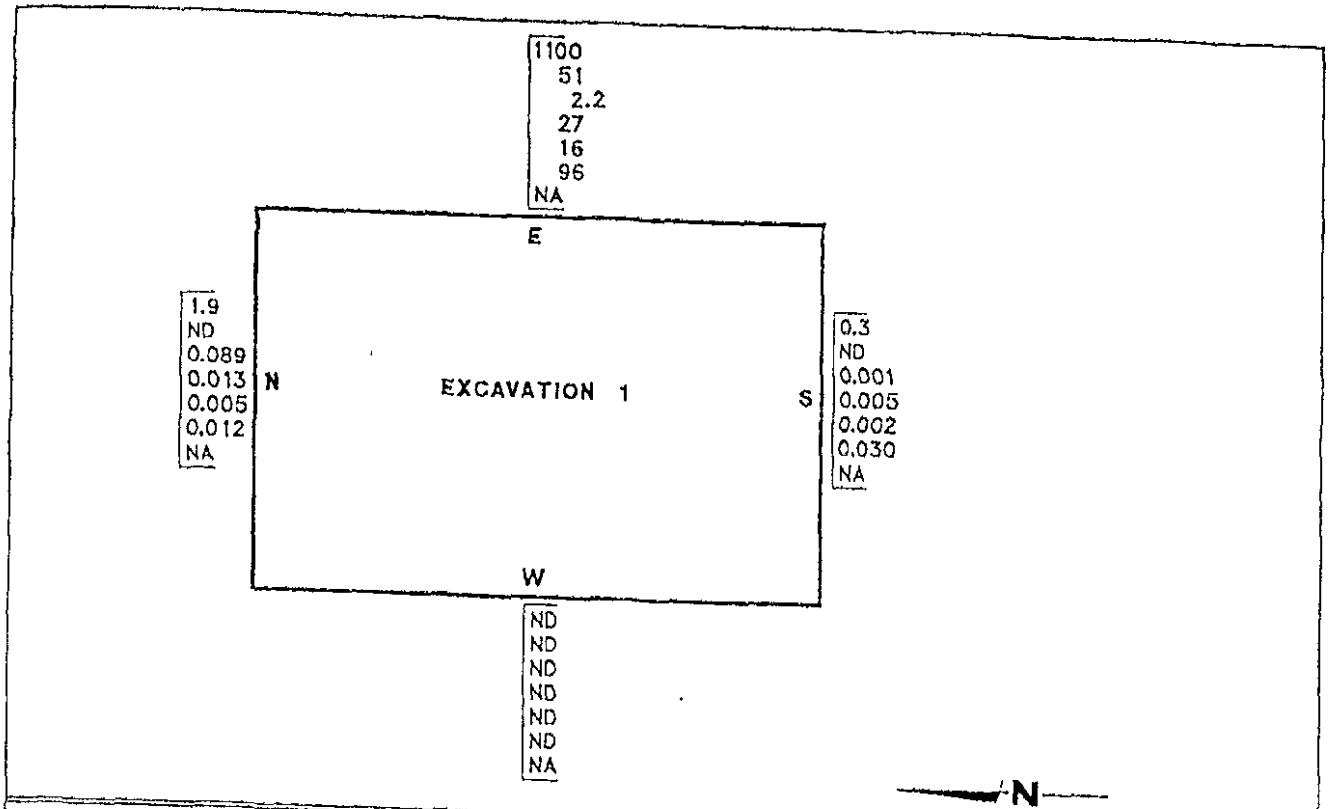
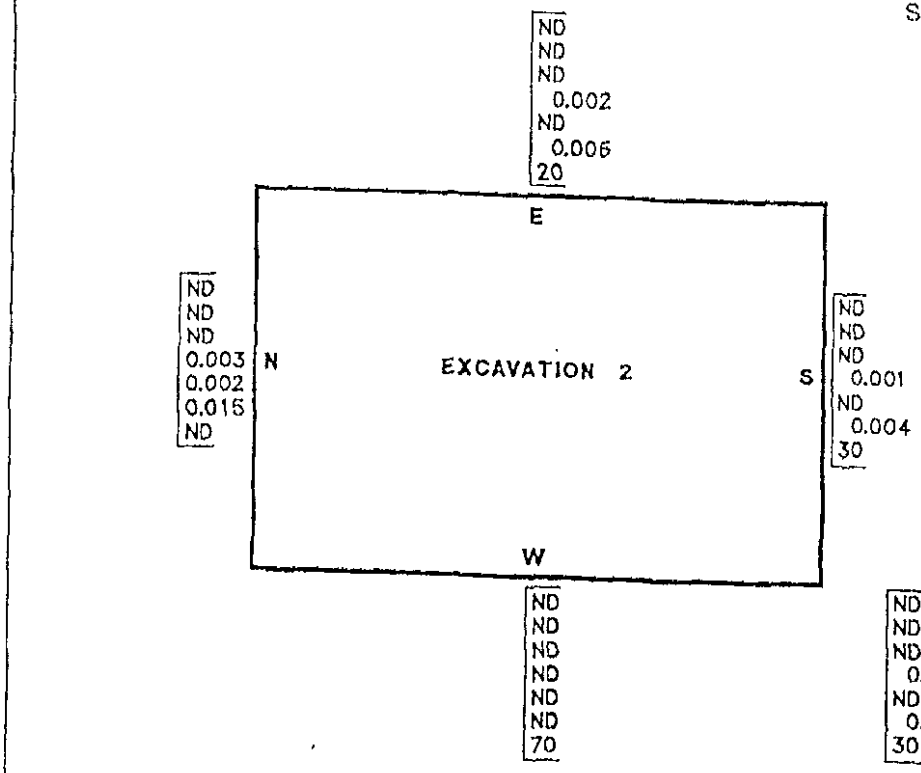


See Plate 1 for Excavation Locations



EXPLANATION

Residual Concentration of fuel hydrocarbons in parts per million (ppm)

ND	TPH as Gasoline
ND	TPH as Diesel
ND	Benzene
0.001	Toluene
ND	Ethylbenzene
0.004	Xylenes
30	Total Oil & Grease

ND Not Detected above method detection limit

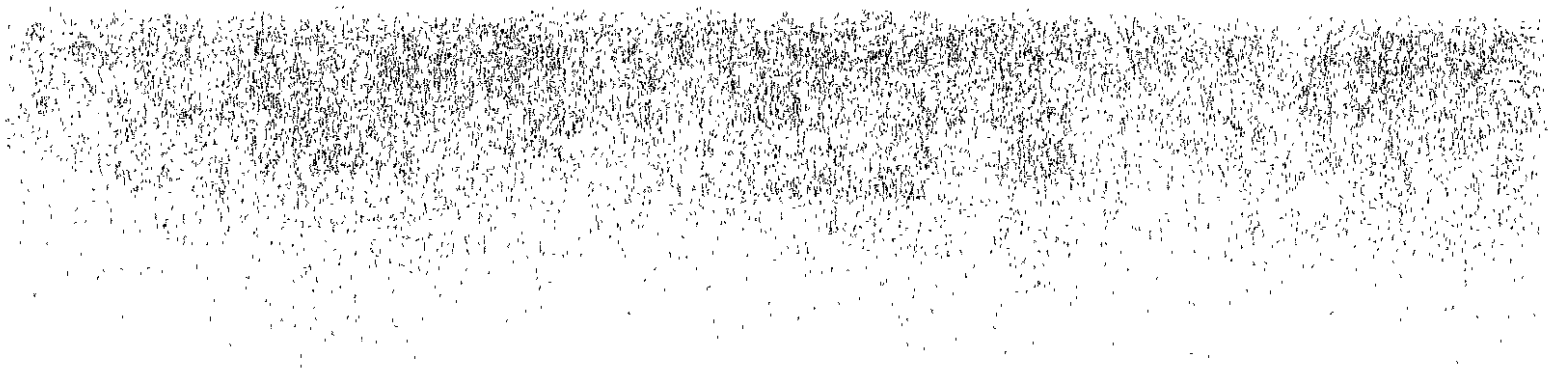
NA Not Analyzed

PES Environmental, Inc.
Engineering & Environmental Services

Residual Concentration of Fuel Hydrocarbons in Soil
Remedial Investigation
Milpitas, California

PLATE **3**

JOB NUMBER MI001C | REVIEWED BY | ATTACHMENT 3A | DATE 9/92 | REVISED DATE | REVISED DATE



February 24, 2004

Mr. David Higgins
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Subject: Enclosed Subsurface Investigation Report for Milpitas Transmission, SCVWD ID No. 06S1E07CO2f Case No. 14-335

Dear Mr. Higgins:

Enclosed is a copy of the report for the subsurface groundwater investigation conducted at Milpitas Transmission, 130 Winsor Street, Milpitas, California. I declare under penalty of perjury that the information and/or recommendations contained in the attached report are true and correct to best of my knowledge. Please call me if you have any questions.

Respectfully yours,

Robert Winsor

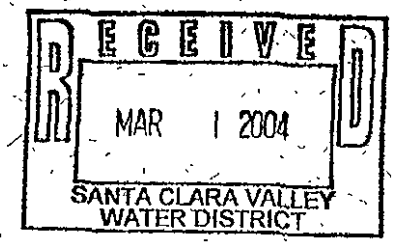
Mr. Robert Winsor, Executor
Estate of Dorothy Winsor, Half Owner
Estate of Ruth Winsor, Half Owner

BW/js cems

Encl.

INITIAL PLUME DEFINITION

FOR
MILPITAS TRANSMISSION
SCVWD ID NO. 06S1E07C02f CASE NO. 14-335
130 WINSOR STREET
MILPITAS, CALIFORNIA



E-11-05A-519A

February 13, 2004

Prepared by

CALIFORNIA ENVIRONMENTAL MANAGEMENT SERVICE CO, INC.

POB 390874
Mountain View, California 94039-0874
(650) 966-1526

HOEXTER CONSULTING, INC.

734 Torreya Court
Palo Alto, California 94303-4160
(650) 494-2505

Geology / Engineering Geology / Environmental Studies

CALIFORNIA ENVIRONMENTAL MANAGEMENT SERVICE COMPANY
POB 390874, Mountain View, California 94039-0874
(650) 966-1526

HOEXTER CONSULTING, INC.
734 Torreya Court, Palo Alto, California 94303-4160
(650) 494-2505

February 13, 2004

E-11-05A-519A
HCEnvtRpts:MilpTrans8/03InitialPlumeDef

Mr. Robert J. Winsor, Executor
Estate of Dorothy Winsor, Half Owner
Estate of Ruth Winsor, Half Owner
2000 W. Hedding St.
San Jose, CA 95128-1472

RE: INITIAL PLUME DEFINITION
MILPITAS TRANSMISSION
SCVWD ID NO. 06S1E07C02f CASE NO. 14-335
130 WINSOR STREET
MILPITAS, CALIFORNIA

Dear Mr. Winsor:

Enclosed is our initial plume definition report for the property located at 130 Winsor Street, Milpitas, California. The report contains a description of our investigation, results of soil and ground water sample analyses, and our conclusions and recommendations regarding site environmental quality. The general scope of investigation was presented in our work plan dated August 15, 2002.

We recommend that a copy of this report and the District-required submittal letter be submitted for approval to:

David Higgins
Water Quality Specialist
Leaking Underground Storage Tank Oversight Program
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.
CALIFORNIA ENVIRONMENTAL MANAGEMENT SERVICE COMPANY

David F. Hoexter, RG/CEG/REA
Principal Geologist, Hoexter Consulting, Inc.

John Schultz, REA
President, California Environmental Management Services Company

Copies: Addressee (4)

INITIAL PLUME DEFINITION

For

MILPITAS TRANSMISSION
SCVWD ID NO. 06S1E07C02f
CASE NO. 14-335
130 WINSOR STREET
MILPITAS, CALIFORNIA

To

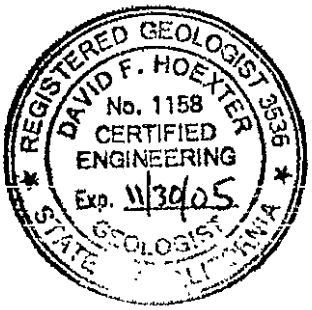
Mr. Robert J. Winsor, Executor
Estate of Dorothy Winsor, Half Owner
Estate of Ruth Winsor, Half Owner
2000 W. Hedding St.
San Jose, CA 95128-1472

Prepared by:

California Environmental Management
Service Co, Inc.
PO Box 390874
Mountain View, California 94039-0874

Hoexter Consulting, Inc.
734 Torreya Court
Palo Alto, California 94303-4160

February 13, 2004



David F. Hoexter, RG/CEG/REA
Principal Geologist

EXECUTIVE SUMMARY

A release of petroleum hydrocarbons (excluding MTBE) and halogenated volatile organic compounds (HVOCs) has occurred, which has impacted "shallow" ground water. In our opinion, the release is primarily limited to depths of less than 18 feet, and is located within relatively close proximity of the former USTs, as water samples from greater depth (28 feet) are non-detect. The relatively shallow strata, to a depth of approximately 10 to 16 feet, consist of relatively low-permeability clay. This material appears to have inhibited downward contaminant migration. However, the strata underlying the clay include silt and sand lenses. Thus, the release may extend to greater depths immediately adjacent to the former USTs.

In our opinion the release is relatively limited both laterally and vertically. The primary source (former USTs and immediately adjacent contaminated soil) has been removed, although some contaminated soil remains around the former excavation perimeter. The release is not likely to represent a significant hazard to the environment. However, ground water contaminant levels exceed regulatory standards.

We recommend installing monitoring wells at multiple depths to confirm contaminant levels in the ground water, particularly the lateral extent of contamination. Specific well completion recommendations are included in the Recommendations section of this report. Two quarters of samples should be obtained, followed by evaluation of remediation alternatives. We also recommend additional soil sampling beneath the former excavation and within the immediately surrounding area, to delineate the vertical and lateral extent of residual soil contamination. Evaluation of the benefit of further excavation or remediation can be made following these two activities.

TABLE OF CONTENTS

Page No.

Continued following page.

TABLES (continued)

FIGURES

APPENDICES

INITIAL PLUME DEFINITION
MILPITAS TRANSMISSION
SCVWD ID NO. 06S1E07C02f CASE NO. 14-335
130 WINSOR STREET
MILPITAS, CALIFORNIA

1.0 INTRODUCTION

This report presents the results of an investigation conducted during August 2003 of soil and ground water quality at the Milpitas Transmission site, located at 130 Winsor Street, Milpitas, California. The project location is shown on the Location Map, Figure 1, and the Topographic Map, Figure 2. This investigation has been conducted in response to requirements for subsurface investigation by the Santa Clara Valley Water District (SCVWD), specifically letters dated October 26, 2001 and May 28, 2002.

The scope of services generally provided during this investigation consisted of collecting and analyzing soil and ground water samples from one pre-existing ground water monitoring well (installed by a previous consultant) and 10 exploratory borings (access was not available to one additional boring location). The soil and ground water samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-G) and for MTBE and purgeable aromatic compounds (BTEX); oxygenated volatile organic compounds; petroleum hydrocarbons as diesel (TPH-D), hydraulic oil and kerosene; and for halogenated volatile organic compounds. Sampling locations and site layout are shown on Figure 3, Site Plan. The scope of work was presented in our work plan dated August 15, 2002 and approved by the SCVWD in its August 22, 2002 letter.

Note that additional material presented in our work plan, such as detailed information on the removal of the underground storage tanks formerly utilized at the site, is not included in this report. Please refer to the work plan for this information.

2.0 BACKGROUND

2.1 Location and Site Description

The site consists of one building with a slab-on-grade concrete floor and open (outdoor) areas used for storage of automotive parts and related equipment, located in a light industrial area of Milpitas, California. The site is occupied by an automotive transmission repair shop and a towing company. The property is approximately 50 feet wide and 300 feet long, comprising approximately 0.34 acres. The site is bounded by similar buildings and land use. A City of Milpitas Storage Yard is on the north. A light industrial building is located on the south. Active railroad tracks and underground utilities are located immediately adjacent to the east, and Winsor Street and underground utilities are located to the west. The site is shown on Figure 3, Site Plan.

There is currently one monitoring well associated with the site, located adjacent to and west of the former underground storage tanks (USTs) (Figure 3). The well had been covered with asphalt. We were able to locate, uncover, and sample the well.

The following information is based on the Terratech January 27, 1997 report. Two underground utility corridors are located adjacent to the site. A Sprint fiber optic telephone cable is located immediately adjacent to the east property line, up gradient of the site. The bottom of the cable trench is 27 to 37 inches below grade. The cable is reportedly encased in cement. A walk-in concrete utility tunnel housing communication lines is located adjacent to the west side of the site, under or near the north bound lane of Winsor Street. Terratech measured standing water 2 to 3 feet below grade within the 7 feet deep tunnel in December, 1996. The water was reportedly free of odors and sheen.

2.2 Site History

According to the owner, Robert Winsor, the site was formerly occupied by a loading ramp and facilities for sugar beets operated by the Spreckels Sugar Company. The existing adjacent building was constructed in approximately 1955, and the USTs installed at approximately that time. Mr. Winsor does not believe there were previously USTs at this location.

The site formerly contained two USTs, situated in the storage area adjacent to the building (Figure 3). The USTs were a 300 gallon waste oil tank and a 1,000 gallon gasoline tank. They were removed in March 1994. Product contamination of the soils surrounding the tanks was encountered when the tanks were removed. A portion of the contaminated soil was subsequently removed. Source materials do not provide information on the depth of the excavation. The depth is assumed to be approximately 7 feet as the deepest soil sample confirmation sample was obtained from a depth of approximately 8.1 feet. Approximately 20 to 25 cubic yards of excavated soil were transported off site. The excavations were backfilled in November, 1997.

One ground water monitoring well (MW-1) was installed by Terratech in July, 1996 (August 16, 1996 report). The well was sampled at that time. There are no indications of subsequent sampling of the well. The well location is shown on Figure 3 of this report.

Terratech advanced continuous push soil borings at five locations in December 1996 (January 27, 1997 report). A grab ground water sample was obtained from each boring. The boring locations are shown on Figure 3 of this report. Soil or ground water contamination were observed primarily in borings B-1, 2 and 3, located immediately north and west of the former USTs. The two borings located further to the north were non-detect or contained very low contaminant levels.

There had been no further investigation since December 1996 until August 2003.

2.3 Summary of Previous Soil and Ground Water Sampling

Analytical data from the UST excavations and spoil piles; well MW-1; and direct push borings B-1 through B-5 have been compiled in Tables 2A and 2B (soil) and 3A and 3B (water). The data include soil, grab ground water, and monitoring well ground water samples.

The soil data (Tables 2A and 2B) indicate a maximum of 350 ppm TPH-G (gasoline), with very low to non-detect levels of purgeable aromatic compounds (BTEX). TPH-D (diesel) was detected at a maximum of 3,900 ppm, although the laboratory notes indicate that the chromatogram does not match a typical pattern for diesel. Kerosene was detected at 390 ppm in one spoil pile sample. Motor and hydraulic oils were detected at a maximum of 6,600 ppm. These various contaminants, particularly oil, were detected as deep as 16 feet. One soil sample from the waste oil UST confirmation sampling was non-detect for halogenated volatile organics (HVOC). Two samples, from a spoil sample composite and from 4.0 feet in well MW-1 were non-detect for semi-volatile organic compounds. In summary, relatively low levels of gasoline and BTEX are present in the soil. Volatile and semi-volatile compounds were not detected. Heavier petroleum hydrocarbons, diesel or an equivalent weight compound, kerosene and oil, are present in near-source borings.

The ground water data (Tables 3A and 3C) indicate similar occurrences of the various petroleum hydrocarbon and BTEX compounds, and of volatile and semi-volatile compounds. A maximum of 1500 ppb gasoline and 14 ppb benzene were detected in MW-1. The detection of benzene exceeds the California Maximum Contaminant Levels (MCL) for this compound. MTBE was not tested for in the monitoring well sample; MTBE was non-detect at 5 ppb reporting limit in the five grab samples. Elevated levels of diesel, kerosene and hydraulic oil were also present, with a maximum of 48,000 ppb hydraulic oil in a grab sample from boring B-1. Elevated levels of these compounds were primarily present in MW-1 and borings B-1, 2 and 3, with borings B-4 and 5 essentially free of contaminants. Halogenated volatile organic compounds, and one semi-volatile organic compound, were detected in both grab water samples and the developed monitoring well sample. Although relatively low, these levels exceed MCLs for 1,2-Dichloroethane, vinyl chloride, and bis-(2-ethylhexyl) phthalate.

One well (MW-3) was formerly located down gradient at the nearby Milpitas Old Corporation Yard (116 N. Main Street). This well was effectively non-detect for gasoline, BTEX, and MTBE from 1991 through September, 2000 (the last sampling event prior to site closure).

3.0 SCOPE OF SERVICES

The work performed during this investigation consisted of the following tasks:

1. Review of previous investigations and information on the site.
2. Review of relevant LOP files when the work plan for this investigation was prepared.
3. Locate and uncover previously installed monitoring well.
4. Discussions with the property owner and tenants.
5. Preparation of a work plan.
6. Drilling of 9 exploratory borings with a direct push percussion drilling rig, to a maximum drilled depth of 28 feet[1]. Continuously log all borings, and select samples for chemical analysis. Obtain representative grab water samples from "shallow" and "deep" intervals. Grouting to the ground surface of exploratory borings. Sampling of the previously installed *monitoring* well.
7. Analysis of soil and ground water samples by a contract analytical laboratory.
8. Evaluation of the data and preparation of this report.

[1] One planned boring, EB-9, was not drilled.

4.0 TOPOGRAPHIC AND GEOLOGIC SETTING

4.1 Topographic and Cultural Setting

The property is situated at an elevation of approximately 15 feet MSL. The ground surface slopes to the northwest at an average gradient of 0.002. The ground surface in the site vicinity is relatively level. There are no nearby natural drainages or streams. A bermed artificial drainage is located approximately 2200 feet to the northeast (lateral gradient). The nearest stream is Coyote Creek, approximately 6000 feet northwest (down gradient). Local ephemeral streams and possibly buried stream channels may also be present in the nearer vicinity, although none are evident on topographic or geologic maps reviewed for this study. The nearest water body is San Francisco Bay, whose historic margin was approximately 8,500 feet to the northwest.

4.2 Regional Geology

The site is located within the Coast Range Geomorphic Province of California. This geomorphic province includes mostly Mesozoic and Cenozoic aged sedimentary rocks and is characterized by a series of northwesterly trending folds and faults. The region has undergone a complex geologic history of sedimentation, volcanism, folding, faulting, uplift and erosion.

The bedrock units in the site vicinity have been mapped by Dibblee (1972, 1973) to include the Pleistocene-aged Santa Clara Formation (non-marine gravels, sands and clays), various Tertiary marine sedimentary units; and Franciscan serpentinite and mixed rocks, primarily shale and siltstone. These units form the uplifted Hayward Hills to the east. The site is located within the San Francisco Bay alluvial basin, west of the Hayward Hills. Surficial deposits are primarily organic rich "salt affected" clay and silty clay, commonly with carbonate nodules and iron-stained mottles. A sequence of alluvial deposits underlies the site to an approximate depth of 500 feet (Rogers and Williams, 1974).

Based on topography, the regional ground surface direction is towards the west (Figure 2). Based on our review of case closure summaries and consultant reports for four nearby sites, the ground water gradient direction is generally to the northwest. The gradient direction is indicated on Figure 2, and the locations of nearby sites utilized to identify the gradient direction are shown on Figure 2 of our work plan (CEMS, 2002). Depth to stabilized water in wells ranged from five to nine feet, which is consistent with the water level in the July 1996 on-site MW-1 measurement.

4.3 Well Survey

A survey of registered or identified ground water production wells in the site vicinity was not conducted for this investigation. Terratech (1997) obtained well data from the SCVWD. Several wells from approximately 200 to 1000 feet distance were identified. The type and present status of these wells is not clear.

5.0 FIELD INVESTIGATION

5.1 Monitoring Well and Exploratory Boring Rationale

The drilling locations were intended to be representative of subsurface conditions at the site. All of the borings were located laterally or down gradient of the former USTs, in order to provide information on the extent of the release. One up-gradient location, EB-9, was intended to be located within limited right-of-way controlled by the Union Pacific Railroad Company. We were not able to arrange access for this location, and thus EB-9 was not drilled.

5.2 Drilling and Sampling

The field investigation was conducted August 8 through 11, 2003. The borings were completed using a GeoProbe® Direct Push Sampling Rig operated by EnProb Inc., of Oroville, California. The driller holds a valid C-57 contractor's license. There was no drilling permit requirement. An encroachment permit and traffic plan were required by the City of Milpitas for borings located within City rights of way.

Nine borings were drilled, sampled and grouted. Soils encountered during drilling were continuous and were classified in the field by our geologist by visual examination, in accordance with the Unified Soil Classification System. Logs of the previous borings (B-1 through 6) and monitoring well (MW-1), and the borings completed during the current investigation, are presented in Appendix A.

All drilling and sampling equipment were steam-cleaned prior to use, and were scrubbed with an Alconox® detergent solution between borings. All borings were tremie-grouted to the ground surface following grab ground water sampling.

The borings were advanced with a portable, hydraulic hammer-driven soil coring system, which is capable of obtaining continuous soil samples. The soil samples were obtained by using the hammer to drive steel sampling rods into the ground. A single-tube sampling system was utilized with a resulting approximately 2 inch diameter boring. This system drives the tube in 4 foot intervals; the tube, which contains a polyethylene liner to collect a continuous soil sample, was withdrawn after each 4 foot interval advancement. This system provides for a representative grab ground water sample, obtained by bailing inside a stainless steel well point or slotted PVC casing placed within the boring after the rods are withdrawn.

Soil samples were continuously obtained from all nine of the borings to provide detailed lithologic information, particularly strata which could provide preferred contaminate pathways. Soils encountered during drilling were classified in the field by our geologist by visual examination, in accordance with the Unified Soil Classification System. A log of the borings and monitoring well completion is presented in Appendix A.

The samples were examined for logging. Samples intended for chemical analysis were sealed with teflon tape and teflon lids, labeled and immediately placed in refrigerated storage. A chain-of-custody form was initiated in the field and accompanied the samples to the analytical laboratory.

5.3 Grab Ground Water Sampling

Two grab ground water samples were obtained from most borings. Grab ground water sampling provides a qualified ground water sample which is generally satisfactory for a

preliminary investigation such as this. Although relatively accurate, the chemical analyses may not be precisely reproducible.

An initial ground water sample was obtained from each boring after water was first noted. This generally occurred when the boring was at a depth of 16 feet. Prior to obtaining ground water samples, the boring was temporarily cased with clean slotted PVC well casing. After the sample was obtained, the boring was advanced to the intended depth, 28 feet. A second sample was then obtained.

A GeoProbe® stainless steel well point was driven to obtain samples where recovery from the temporarily cased boring was poor. A second water sample was then obtained using new polyethylene tubing and a peristaltic pump.

The water samples were otherwise obtained by lowering a new polyethylene bailer into the boring. A clean bailer was used for each sample to reduce the potential for cross-contamination between samples. Water samples were collected and decanted into appropriate glassware supplied by the analytical laboratory, which was labeled, placed in refrigerated storage, and delivered to the laboratory under chain-of-custody protocol.

5.4 Well Sampling

The existing well MW-1 was sampled by our staff on August 11, 2003. Depth to ground water was initially measured with an electronic well sounder. A new, disposable bailer was used to purge and sample the well.

A sounding with the bailer for floating product was conducted prior to purging. There was a slight petroleum hydrocarbon sheen on the purge water, as well as odor. Four casing volumes of water were then purged from the well with the bailer prior to sampling. Temperature, pH and conductivity were monitored while each well volume was purged. Ground water samples were collected from the well with the bailer following the purging. The samples were decanted into laboratory-supplied containers, which were labeled and placed in refrigerated storage immediately after sampling.

The samples were delivered under chain of custody control to the laboratory on the day following sampling. Purge water collected during the well sampling was held for appropriate disposal in a 55-gallon drum. Well purge and sampling logs are attached to this report as a part of Appendix C.

The well sampling equipment was cleaned with "Alconox"® detergent solution, rinsed with water, and then rinsed again with purified water.

5.5 Surveying

The single well has not been surveyed.

5.6 Subsurface Conditions

Relatively uniform subsurface conditions were encountered throughout the area of investigation. Cross Sections A-A', B-B', and C-C' (Figure 4) illustrate our interpretation of the strata encountered in the investigation (section locations are shown on Figure 3). We have utilized information from both previous and the current investigation. Some relatively minor discrepancies in lithologic interpretation occur; we have relied on our observations where conflicts appear.

The strata encountered can be divided into three primary intervals. A fourth interval is possibly represented.

- The ground surface to a depth of from 10 to 16 feet is underlain primarily by highly to moderately plastic silty clay with lenses of silt and less common sand and occasional gravel (Interval "A"). This clay appears to be primarily alluvial in origin. It is commonly massive. Organic material is locally present. Caliche occurs from approximately 8 to 16 feet. "Pinholes" (small diameter, generally vertical open channels commonly attributed to former roots), were noted at various locations. Pinholes are potential contaminant transport pathways. They were generally dry at the time of the investigation.

- Underlying the clay is the second interval ("B"), consisting of interbedded and lensed silt, sandy silt, and silty sand to a depth of approximately 22 feet. A clayey and silty sand lens is commonly present within the interval of 12 to 17 feet.

- Predominantly fine with medium to coarse sand and relatively minor gravel comprise the third interval ("C"), and are present to the total depth explored, 28 feet. Near-source borings did not penetrate to this depth, but the widespread occurrence of this stratum in the "deeper" borings suggests that it is present closer to the former USTs, as well.

- Clay was observed underlying Interval "C" in one boring only, from 26 to 28 feet in boring B-12. It is not known whether this clay represents a thin lens within Interval "C" or is the uppermost indication of a more widespread stratum (a conjectured fourth internal) present below the sand and gravel.

The attached boring logs and related information (Appendix A) depict location-specific subsurface conditions encountered during our field investigation. The approximate location of the borings and well were determined by taping and should be considered accurate only to the degree implied by the method used. The passage of time could result in changes in the surface or subsurface conditions due to natural occurrences or human intervention.

Petroleum hydrocarbon odors were noted, primarily at depths to 12 feet and for the most part only in the borings relatively near the former USTs. An exception is EB-6, which exhibited a faint possible solvent-like odor at a depth of 13 feet.

Free ground water was generally initially noted at depths of 8 to 16 feet in the "shallow borings". Subsequent measurements, generally within less than one hour, were from 4 to 12 feet. Some borings initially extended to 16 feet produced little or no water, and were deepened to 20 feet, producing ample water for sampling. Relatively copious ground water was observed when borings were further extended to 28 feet, and commonly stabilized at 6 to 7 feet depth. Monitoring well MW-1, drilled to 16.5 feet, produced ample water for sampling following a four-volume purge, and did not draw down markedly. Water in the "shallow" borings and "deeper" borings appears to stabilize at the same approximate depth (and elevation), and thus the sediments underlying the site, to at least a depth of 28 feet, appear to be at least partially hydraulically continuous. However, water within deeper strata appears to be under a moderate hydrostatic pressure; this may be partially due to the widespread presence of relatively low-permeability Intervals A and B. There appears to be an upwards vertical hydraulic gradient, particularly from the interval at greater than 20 feet.

Ground water data from well MW-1 are presented in Table 1A. Stabilized ground water has been measured in well MW-1 on two occasions, in July 1996 and August 2003. The water

was measured at depths of 7.25 and 7.26 feet, respectively, below the reference point on the two occasions.

5.7 Ground Water Gradient

Only one well is present at the site, and thus the ground water gradient direction cannot be calculated. Based on topography, the regional gradient direction is towards the west (Figure 2). Based on our review of case closure summaries and consultant reports for four nearby sites (SCVWD files; see References in our 2003 Work Plan), the ground water gradient direction is generally to the northwest. Depth to stabilized water at nearby sites ranged from five to nine feet, which is consistent with the water level in the on-site MW-1.

6.0 ANALYTICAL RESULTS

6.1 Laboratory Procedures

The soil and ground water samples were analyzed by McCampbell Analytical of Pacheco, California. McCampbell is certified by the State of California Environmental Protection Agency for the requested analyses.

- Total petroleum hydrocarbons as gasoline (TPH-G) using EPA Method 5030/8015 (soil and water).
- Purgeable aromatic compounds (BTEX) and MTBE using EPA Method 8020 (soil and water).
- Fuel oxygenates, including Methyl tert-Butyl Ether (MTBE), Tertiary Butyl Alcohol (TBA), Di-isopropyl Ether (DIPE), Tertiary Amyl Methyl Ether (TAME), and Ethyl Tertiary Butyl Ether (ETBE), by EPA Method 8260 (water, only, from the four near-source borings).
- Kerosene, diesel, motor/hydraulic oil, by EPA Method 8015 mod.
- Halogenated volatile organic compounds (HVOC) by EPA Method 8010.

6.2 Analytical Results

6.2.1 Soil Samples

Results of the soil sample analyses (previous and current investigations) are presented on Tables 2A, 2B and 2C. The laboratory reports are attached to this report as Appendix B.

Gasoline as TPH-G was detected at a maximum concentration of 390 ppm in the UST excavation spoil pile samples; 350 ppm in an excavation perimeter confirmation sample; and 310 ppm in an exploratory boring (EB-7, 9.5 feet depth). Gasoline was detected at various depths, as great as 14 feet. Figure 5 indicates the distribution of TPH-G detected in soils at the site. MTBE and purgeable aromatic compounds (BTEX) were not detected or were present at very low levels.

Diesel in soil borings was detected at a maximum concentration (excluding the spoil pile) of 430 ppm (EB-1 at 11-12 feet); kerosene at 160 ppm (MW-1 at 4 feet); and hydraulic/motor oil at 1200 ppm (MW-1 at 14 feet).

Volatile and semi-volatile organic compounds have not been detected in the analyzed soil samples.

In general, the detected contaminant occurrences are limited to the former UST excavation and adjacent borings to the west and the north as distant as boring EB-6.

6.2.2 Ground Water Samples

Results of the ground water sample analyses (previous and current investigations) are presented on Tables 3A, 3B and 3C. The laboratory reports are attached to this report as Appendix C. Test results and isoconcentration contours are shown on Figures 6 through 19,

as indicated in the Table of Contents. The analytical data are presented in units of micrograms per liter (ug/l, equivalent to parts per billion, ppb).

The results indicate that TPH-G is present in monitoring well MW-1 at a concentration of 240 ppb. Benzene was detected at a concentration of 16 ppb. In general, only near-source "shallow" exploratory boring grab water samples contained TPH-G, at a maximum concentration of 7,300 ppb in boring B7-S ("shallow" sample), with a maximum of 150 ppb benzene.

Diesel, kerosene and hydraulic/motor oils were also detected in well MW-1 and the near-source "shallow" borings. Diesel, for example, was detected at a concentration of 64,000 ppb in MW-1 and at a maximum of 80,000 ppb in a boring grab sample (B7-S). Much lower concentrations of the extractable hydrocarbons were detected in two other "shallow" borings, B-12S and B-14S. There were no detections in the "deeper" samples.

Primarily non-detect, to very low, concentrations of fuel oxygenates were detected.

Halogenated volatile organic compounds (HVOC) were present in two of the previous investigation grab samples, and in four of the current investigation ground water grab samples and the monitoring well sample. Five compounds were variously detected. One compound, 1,2-dichloroethane (1,2-DCA), exceeds the California Maximum Contaminant Level (MCL). 1,2-DCA was detected at six locations. Each detection was in a relatively shall water sample.

Based on previous test results (effectively non-detect), analysis of semi-volatile organic compounds was not conducted.

7.0 DISCUSSION

7.1 Introduction

The purpose of this subsurface investigation was to obtain representative soil and ground water samples, and to analyze these samples for the compounds most likely to be introduced to the site from the former USTs or other nearby on-site sources, particularly surface spills. Soil and ground water samples have been obtained from one monitoring well and 14 soil borings (five previous and nine current). Borings were placed to evaluate the lateral extent of soil contamination and to define the contamination plume in both "shallow" and "deeper" strata.

7.2 Discussion

The analytical test results and our field observations indicate that soil and "shallow" ground water have been impacted by the release, although primarily within the immediate vicinity of the former USTs. The release consists of lighter weight petroleum hydrocarbons (gasoline and associated compounds) as well as heavier weight hydrocarbons (diesel, kerosene and hydraulic/motor oil). HVOCs are also present in low concentrations in the "shallow" ground water only. The lateral distribution of both light and heavier weight hydrocarbons is similar.

Two excavation soil confirmation samples, each at the south ends of the former USTs (adjacent to the existing building), exhibited elevated levels of petroleum hydrocarbons (e.g. 350 ppm gasoline in each sample). Based on the limited available data, elevated hydrocarbon concentrations do not appear to have been present at the north end of the UST excavation. Only one location removed from the source area, B-6, exhibits detected contaminants in soil. This boring is down gradient of the former USTs.

Relatively "shallow" soil samples in B-6 and B-7 are non-detect. Deeper soil samples in these borings and in B-1 and MW-1 indicate detected contaminants, present at concentrations as high as 3,900 ppm to depths of at least 14 feet. This occurrence suggests downward and lateral contaminant transport through the ground water, as opposed to a surface spill at these locations. Each boring is down gradient of the source area, with lower soil and ground water contaminant concentrations in the more distant boring B-6.

Three compounds were detected in "shallow" grab water samples from three distal down gradient borings. TPH-D and oil were detected at concentrations of 85 ppb and 330 ppb respectively in boring B-14, and 0.65 ppb 1,2 DCA was detected in boring B-15. In each case, samples from borings closer to the source area were less than detection levels for these compounds.

The "deeper" ground water (20 to 28 feet depth) does not appear to be impacted by the release. Note that to avoid transmitting contaminants from "shallow" to "deeper" strata with the drilling, near-source borings were not extended to "deeper" strata. The closest "deeper" borings were B-12 and B-11, approximately 40 and 90 feet distant from the former USTs. Thus, limited ground water contamination could occur in the "deeper" strata immediately underlying or adjacent to the former USTs.

Detected levels of various compounds in ground water exceed regulatory standards in the "shallow" ground water (individual Maximum Contaminant Levels (MCLs) are shown on the tables). In particular, benzene in well MW-1 (16 ppb) and in borings EB-6 and 7 (9.4 and 150 ppb) exceeds the MCL of 1.0 ppb. MTBE and other fuel oxygenates are not present or are below levels of concern. Elevated levels of diesel, kerosene and motor oil are also present, although limited to the near-immediate source area. The HVOC 1,2-DCA exceeds

the MCL of 0.5 ppb in both previous and the recent grab samples, with a maximum detection of 74 ppb at one location, boring B-1. 1,2-DCA is the most commonly detected HVOC in grab ground water samples from the site, although it was not detected in well MW-1.

As noted in Section 5.6, there appears to be an upwards vertical hydraulic gradient, particularly from the interval at greater than 20 feet but possibly from shallower depths. Although soil samples from less than 16 feet are commonly moist, there is little indication of saturation despite a stabilized depth to water of 7 to 8 feet in well MW-1. Therefore, if soil remediation is conducted in the future, it may be beneficial to further define ground water conditions. In addition, future wells, if screened continuously, may transmit ground water from deeper saturated strata, under hydraulic head, to the shallower, possibly unsaturated strata.

The two former USTs stored gasoline and waste oil[2]. This accounts for the presence of the range of light to heavier weight hydrocarbons, as well as the presence of HVOCs, which most likely result from the use of cleaning solvents in the automotive services which have occupied the site since the 1950s. There is no documentation that the USTs also stored diesel, although this appears to be likely based on the analytical test results. Surficial releases (spillage) do not appear to be of significance.

Underground utilities can provide pathways for contaminant transport, particularly if they are below the ground water surface. Based on Terratech (1997), the generally up- to lateral gradient fiber optic cable is less than 4 feet deep and is encased in concrete. It thus lies above the ground water surface. The excavated trench was backfilled with concrete, and thus would not likely be a significant contaminant pathway. The generally down- to lateral gradient utility tunnel is reportedly 7 feet deep and in 1996 reportedly held 2 to 3 feet of water. It thus represents a potential contaminant pathway. Terratech (1997) observed the water present in the trench, and indicates that the water "was free of odors and sheen". Terratech did not sample and analyze the water to confirm this observation.

[2] Based on the analytical test results, diesel may also have been stored.

8.0. CONCLUSIONS

A release of petroleum hydrocarbons and HVOCs has occurred, which has impacted "shallow" ground water. MTBE is not present at levels of concern. In our opinion, the release is primarily limited to depths of less than 20 feet, and is located within relatively close proximity of the former USTs. The relatively "shallow" strata, to a depth of approximately 10 to 16 feet, consist primarily of relatively low-permeability clay. However, underlying strata include silt and sand lenses to a depth of approximately 22 feet, with sand and gravel to the total depth explored, 28 feet. Thus, the release may extend to greater depths immediately adjacent to the former USTs.

In our experience, the grab ground water sampling method employed for this investigation provides an order-of-magnitude indication of the presence and concentration of contaminants. Confirmation of the preliminary data with the installation of monitoring wells is thus warranted.

In our opinion, the release is relatively limited both laterally and vertically. The source (former USTs) has been removed, although some contaminated soil remains, primarily around the excavation perimeter. Underground utilities do not appear to be a significant contaminant pathway. The release is not likely to represent a significant hazard to the environment. However, contaminant levels exceed regulatory standards, and in our opinion further characterization of the site is warranted.

9.0 RECOMMENDATIONS

We recommend installing monitoring wells to confirm contaminant levels in the ground water, particularly the lateral extent of contamination. Two quarters of samples should be obtained, followed by evaluation of remediation alternatives. We also recommend additional soil sampling beneath the former excavation and within the immediately surrounding area, to delineate the vertical and lateral extent of residual soil contamination. Evaluation of the benefit of further excavation or remediation can be made following these two activities.

Recommended monitoring well locations are indicated on Figure 20. Three depths of wells are recommended. Paired or nested wells completed to 8, 16 and 28 feet are recommended for wells located closer to the source. Only "shallow" wells are recommended for the more distant locations. "Very shallow" wells should be completed to a depth of 10 feet, and screened from 5 to 10 feet. "Intermediate" wells should be completed to a depth of 16 feet, and screened from 10 to 16 feet. The "deeper" wells should be completed to a depth of 28 feet, and screened from 18 to 28 feet.

10.0 LIMITATIONS

This report has been prepared according to generally accepted geologic and environmental practices. No other warranty, either expressed or implied as to the methods, results, conclusions or professional advice provided is made. It should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. If you wish to reduce the level of uncertainty associated with this study, we should be contacted for additional consultation.

The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; review of previous reports relevant to the site conditions; and laboratory results from an outside analytical laboratory. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

* *

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